



THE
A-TEAM

**RE/MAX
FIRST**

2037 28 Street, Calgary T3E 2H3

MLS® #: **A2184393**

Area: **Killarney/Glengarry**

Listing Date: **02/01/25**

List Price: **\$1,450,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1947**
Lot Information
Lot Sz Ar: **7,976 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,422**
Low Sqft:
Ttl Sqft: **1,422**

DOM

1
Layout
Beds: **6 (4 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Corner Lot,Rectangular Lot**
Park Feat: **Alley Access,Double Garage Detached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Manufactured Floor Joist**
Flooring: **Ceramic Tile,Hardwood,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **Closet Organizers,Laminate Counters,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	7`11" x 11`3"
Dining Room	Main	11`8" x 11`3"
Bedroom - Primary	Main	14`0" x 11`3"
Bedroom	Main	8`5" x 9`4"
4pc Bathroom	Main	0`0" x 0`0"
Family Room	Suite	13`9" x 14`11"
Bedroom	Suite	11`5" x 13`0"
4pc Bathroom	Suite	0`0" x 0`0"

Room	Level	Dimensions
Breakfast Nook	Main	8`0" x 6`0"
Living Room	Main	17`3" x 15`8"
Bedroom	Main	6`11" x 9`3"
Bedroom	Main	11`7" x 9`11"
Kitchen	Suite	12`2" x 8`6"
Dining Room	Suite	6`0" x 15`0"
Bedroom	Suite	9`7" x 10`10"
Laundry	Basement	11`4" x 7`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

56610

Zoning:
R-CG

Remarks

Pub Rmks: **PRIME DEVELOPMENT OPPORTUNITY IN KILLARNEY - APPROVED FOR 10 UNITS! This oversized 64' x 120' lot in the highly sought-after community of Killarney is fully approved for a 10-unit multi-family development, with architectural plans and a building permit ready to go, making it an ideal project for developers and investors looking to build in one of Calgary's most desirable inner-city neighborhoods. Not ready to build yet? The existing renovated home features a separate (illegal) basement suite, offering cash-flowing rental income. Located in a prime location with easy access to downtown, transit, schools, and amenities, this property provides flexible investment potential, whether you choose to develop immediately or hold and rent. Don't miss out on this rare opportunity! Contact Idris Shemsho 403-700-0813**

Inclusions: **Full Building Plans and Approved DP permits for a 5 Plex with 5 Legal Suites**

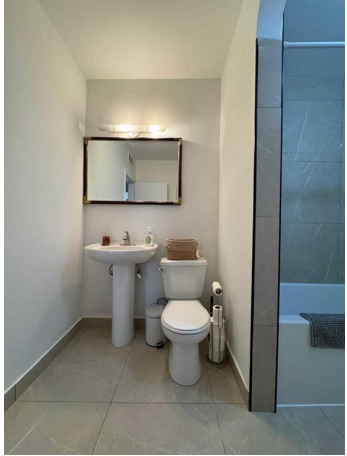
Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

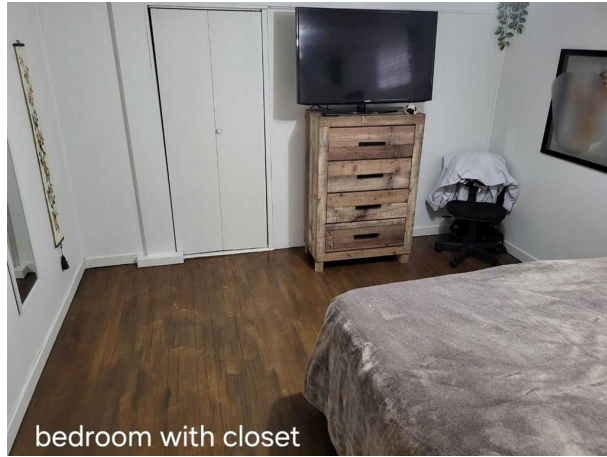




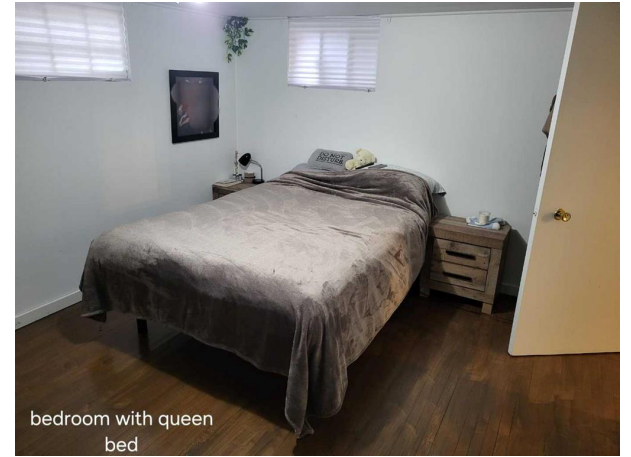




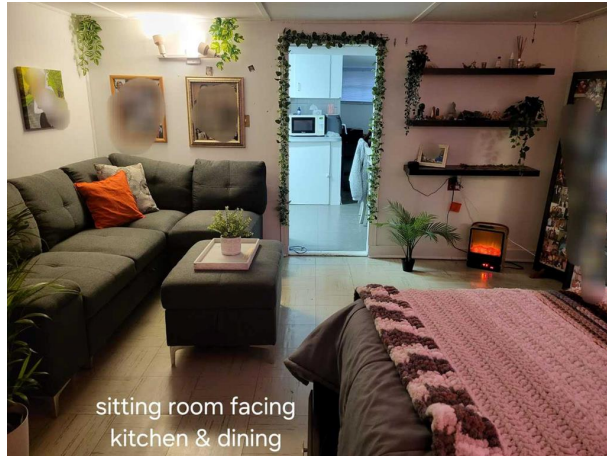




bedroom with closet



bedroom with queen bed



sitting room facing kitchen & dining





sitting room with 2nd queen bed



dining with office nook



kitchen facing dining & sitting rooms



kitchen



kitchen straight ahead



lots of cupboards
passage to the right, to laundry & bedroom

