



THE
A-TEAM

**RE/MAX
FIRST**

1816 28 Avenue, Calgary T2T 1J8

MLS® #: **A2202112** Area: **South Calgary** Listing Date: **03/14/25** List Price: **\$1,100,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1954**
Lot Information
 Lot Sz Ar: **6,243 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,165**
 Low Sqft:
 Ttl Sqft: **1,165**

DOM
-0
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,City Lot,Lawn,Low Maintenance Landscape,See Remarks**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Ext Feat: **Other** Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Refrigerator,Washer/Dryer**
 Int Feat: **See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
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Title: **Fee Simple** Zoning: **M-C1**
 Legal Desc: **4479P**

Remarks

Pub Rmks: **Welcome to 1816 28 Avenue SW, a rare development opportunity in the heart of Marda Loop! Zoned MC-1, this massive lot is 50' X 125' and presents tremendous potential for investors of all levels. Walk to trendy 33 Avenue SW in under ten minutes, drive to your favorite restaurants on 17th Ave within five minutes or enjoy a day at one of the six parks that are in a fifteen-minute radius of this superb location. An abundance of amenities, proximity to schools, recreational facilities, and quick access to the core make this an excellent location for a density project. The home is two levels with a walkout legal suite on the lower level and the lot itself**

has excellent opportunity for a multitude of parking options when developed which is ideal in an inner-city location such as this. Take ownership of this occupied rental property and immediately begin building equity with rental income as you plan the ideal development.

Inclusions:
Property Listed By:

N/A
Coldwell Banker Mountain Central

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



