

1816 28 Avenue, Calgary T2T 1J8

South Calgary MLS®#: A2202112 Area: Listing 03/14/25 List Price: **\$1,100,000**

Status: **Active** County: Calgary Change: None Association: Fort McMurray

Date:

General Information

Residential Prop Type: Sub Type: Detached City/Town: Calgary Year Built: 1954

Lot Information

Lot Shape:

Access:

Lot Feat: Park Feat:

Lot Sz Ar:

Parking Pad

6,243 sqft

Utilities and Features

Roof: **Asphalt Shingle** Forced Air

Heating:

Sewer:

Ext Feat: Other Construction:

Concrete, Stucco, Wood Frame

Finished Floor Area

Abv Saft:

Low Sqft:

Ttl Saft:

Flooring:

Carpet, Hardwood, Tile

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Electric Range, Refrigerator, Washer/Dryer Int Feat: See Remarks

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

1,165

1.165

Back Lane, Back Yard, City Lot, Lawn, Low Maintenance Landscape, See Remarks

Dimensions

5 (32)

2.0 (2 0)

4 2

Bungalow

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

4479P

Legal/Tax/Financial

Title:

Zonina: M-C1

Fee Simple Legal Desc:

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.

N/A

Inclusions:
Property Listed By:

Coldwell Banker Mountain Central

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



















