



1016 28 Street, Calgary T2A 0Y5

MLS®#: **A2206397** Area: **Albert Park/Radisson Heights** Listing Date: **03/28/25** List Price: **\$579,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **1968**
Lot Information
 Lot Sz Ar: **5,543 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,092**
 Low Sqft:
 Ttl Sqft: **1,092**

DOM
21
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking
 Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Yard,Brush,Front Yard,Garden**
 Park Feat: **Asphalt,Off Street,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden**
 Construction: **Brick,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Hardwood,Linoleum,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Electric Stove,Freezer,Microwave Hood Fan,Oven-Built-In,Refrigerator**
 Int Feat: **Ceiling Fan(s),Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`4" x 10`1"	Dining Room	Main	8`5" x 7`6"
Kitchen	Main	14`10" x 7`4"	Breakfast Nook	Main	9`8" x 6`2"
Bedroom - Primary	Main	13`8" x 9`10"	Bedroom	Main	9`11" x 8`4"
Bedroom	Main	11`5" x 9`5"	4pc Bathroom	Main	8`6" x 4`11"
Family Room	Basement	18`11" x 10`9"	Kitchenette	Basement	12`2" x 7`9"
Bedroom	Basement	8`11" x 8`10"	Bedroom	Basement	7`8" x 7`6"
4pc Bathroom	Basement	7`2" x 5`1"	Other	Basement	10`6" x 9`8"

Storage
Laundry

Basement
Basement

9`0" x 4`8"
7`3" x 4`8"

Storage

Basement

8`10" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

4999JK

Remarks

Pub Rmks:

Wait Until You See This One! Welcome to a fantastic opportunity! This beautifully maintained home offers just under 1,900 sq. ft. of developed living space on a spacious, private lot. Located within walking distance to multiple schools, the C-Train, dining, and shopping, convenience is at your doorstep. Step inside to find a freshly painted upper level, featuring three spacious bedrooms, a bright 4-piece bathroom, a cozy living room, a dining area, and an inviting eat-in kitchen—completely move-in ready! Heading downstairs, you'll discover a unique common area—far from ordinary. This space includes a 10'x9' room with two separate storage areas and a laundry room, ensuring privacy between units. Beyond this, the newly renovated basement offers even more living space, including two additional bedrooms, a full 4-piece bathroom, a generous family room, and a full kitchenette. This illegal (non-conforming) suite is perfect for extended family, older children, or as a potential income-generating space. Plus, the brand-new windows fill the area with beautiful natural light, creating a warm and welcoming atmosphere. Whether you're a first-time homebuyer looking for added income, an investor searching for a property with two potential rental opportunities, or a family wanting separate yet connected living spaces, this home is the perfect fit! Outside, the huge backyard is a true retreat, featuring lush greenery that naturally enhances privacy. Enjoy built-in planters, perfect for growing fresh fruits and vegetables or filling with colorful flowers to brighten your outdoor space. This home offers incredible value and won't last long—make sure to see it this weekend!

Inclusions:
Property Listed By:

**all window coverings second fridge in basement suite
Royal LePage Solutions**

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







