

\$1,100,000 - 1816 28 Avenue Sw, Calgary

MLS® #A2202112

\$1,100,000

5 Bedroom, 2.00 Bathroom, 1,165 sqft
Residential on 0.14 Acres

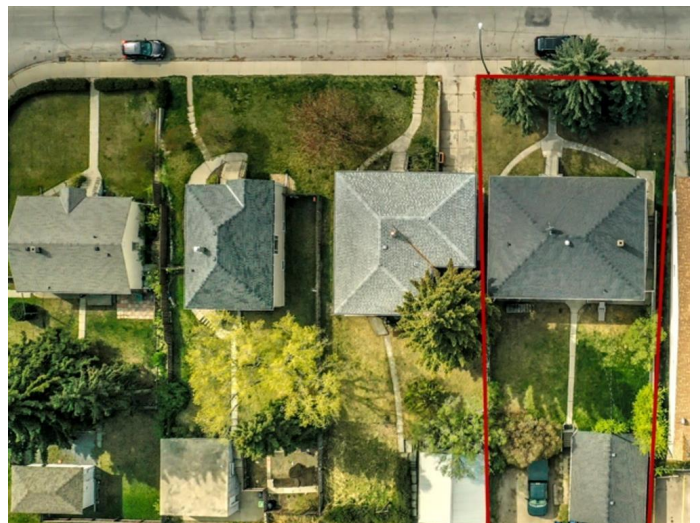
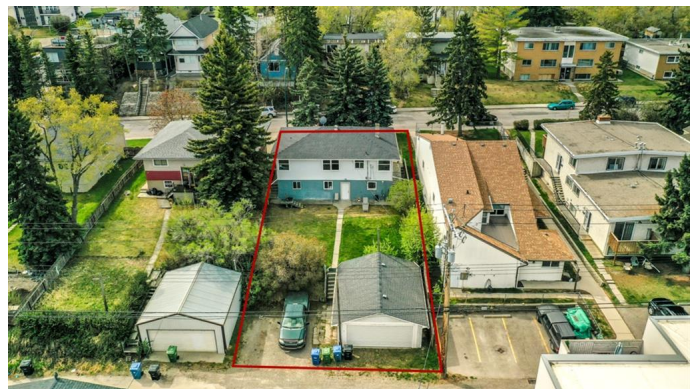
South Calgary, Calgary, Alberta

Welcome to 1816 28 Avenue SW, a rare development opportunity in the heart of Marda Loop! Zoned MC-1, this massive lot is 50â€™ X 125â€™ 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. This lot offers the potential for the development of up to eight condominium units, including four primary suites and four secondary suites. This presents a valuable opportunity for investors or developers seeking a well-zoned property with significant potential.

Built in 1954

Essential Information

| | |
|--------|-------------|
| MLS® # | A2202112 |
| Price | \$1,100,000 |



| | |
|----------------|-------------|
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,165 |
| Acres | 0.14 |
| Year Built | 1954 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 1816 28 Avenue Sw |
| Subdivision | South Calgary |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 1J8 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 4 |
| Parking | Parking Pad |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Electric Range, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full, Suite |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other |
| Lot Description | Back Lane, Back Yard, City Lot, Lawn, Low Maintenance Landscape, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Concrete, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

Date Listed March 14th, 2025

Days on Market 21

Zoning M-C1

Listing Details

Listing Office Coldwell Banker Mountain Central

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