

# \$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

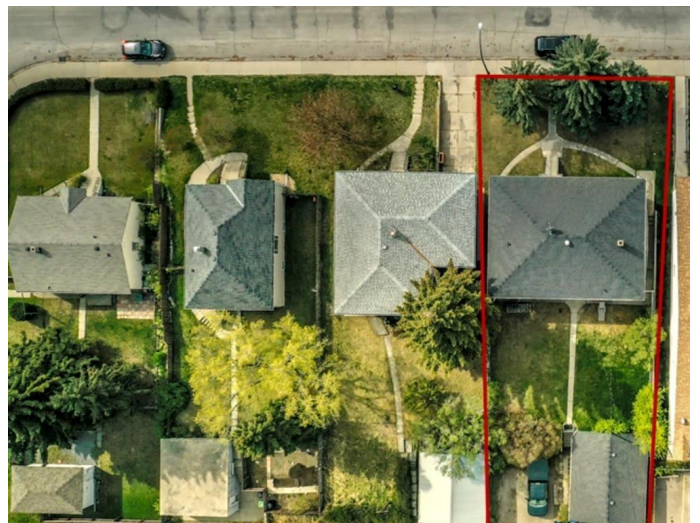
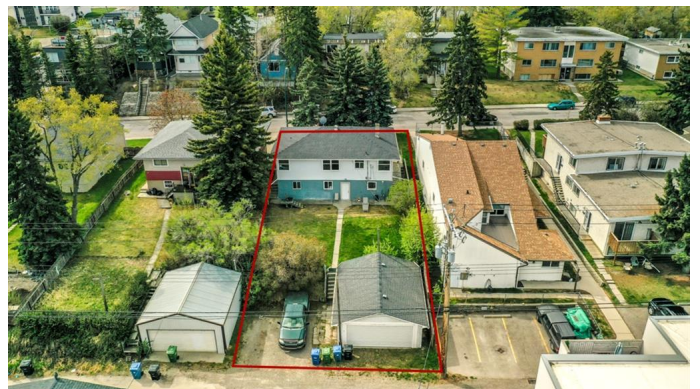
Welcome to 1816 28 Avenue SW, a rare development opportunity in the heart of Marda Loop! Zoned MC-1, this massive lot is 50' X 125' and presents tremendous potential for investors of all levels. Walk to trendy 33 Avenue SW in under ten minutes, drive to your favorite restaurants on 17th Ave within five 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. This duplex 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	Double Garage Detached, 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	53
Zoning	M-C1

**Listing Details**

Listing Office	Coldwell Banker Mountain Central
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