

# \$1,450,000 - 2037 28 Street Sw, Calgary

MLS® #A2184393

**\$1,450,000**

6 Bedroom, 2.00 Bathroom, 1,422 sqft

Residential on 0.18 Acres

Killarney/Glengarry, Calgary, Alberta

**PRIME DEVELOPMENT OPPORTUNITY IN KILLARNEY – APPROVED FOR 10 UNITS!**

This oversized 64' x 120' lot in the highly sought-after community of Killarney is fully approved for a 10-unit multi-family development, with architectural plans and a building permit ready to go, making it an ideal project for developers and investors looking to build in one of Calgary's most desirable inner-city neighborhoods. Not ready to build yet? The existing renovated home features a separate (illegal) basement suite, offering cash-flowing rental income. Located in a prime location with easy access to downtown, transit, schools, and amenities, this property provides flexible investment potential, whether you choose to develop immediately or hold and rent. Don't miss out on this rare opportunity!

Built in 1947

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2184393    |
| Price          | \$1,450,000 |
| Bedrooms       | 6           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,422       |
| Acres          | 0.18        |
| Year Built     | 1947        |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2037 28 Street Sw   |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 2H3             |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Parking Spaces | 2                                                        |
| Parking        | Double Garage Detached, Garage Door Opener, Alley Access |
| # of Garages   | 2                                                        |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | Closet Organizers, Separate Entrance, Laminate Counters |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer, Electric Stove  |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |
| Fireplaces        | Wood Burning                                            |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

### Exterior

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Private Yard                           |
| Lot Description   | Back Lane, Corner Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                        |
| Construction      | Manufactured Floor Joist               |
| Foundation        | Poured Concrete                        |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 1st, 2025 |
| Days on Market | 76                 |

ZoningR-CG

Listing Details

Listing OfficeCIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.