

\$825,000 - 2034/2036 28 Street Sw, Calgary

MLS® #A2092028

\$825,000

8 Bedroom, 4.00 Bathroom, 1,852 sqft

Residential on 0.14 Acres

Killarney/Glengarry, Calgary, Alberta

Incredible opportunity to own this side-by-side duplex as an investment or redevelopment property. 50'x 125' west facing lot with DC zoning. There have never been vacancies, because of this fantastic location. One block to the jewel of this community, is the incredible Killarney Aquatic Recreation Centre offering heated lane pool, dive tank, cardio gym and so much more for the whole family! Walk to the Westbrook LRT station that features the FIRST Public Library, located in an LRT station in Calgary. The Nicholls Family Library, connects you with you with the "Library On The Go"! Westbrook Mall shopping is so close and offers Safeway, Walmart and so much more! Stroll 17th Ave and enjoy all the great restaurants, coffee shops, pizza, and unique shops. Close to parks, schools and only 5-minute drive to the Shaganappi Golf Course. This vibrant neighborhood is a short drive to the downtown core, easily accessible along 17th Ave SW or Bow Trail. Separate entrances and laundry facilities. Main Floor features 2 bedrooms, living room, dining area, kitchen, bathroom, oak hardwood floors, lots of natural light and west facing balconies. The lower illegal suites, feature 2 bedrooms, living room, dining area, kitchen and bathroom. This property also includes two oversize double detached garages! Roof shingles were replaced in 2020. Excellent tenants.

Built in 1966



Essential Information

MLS® #	A2092028
Price	\$825,000
Sold Price	\$825,000
Bedrooms	8
Bathrooms	4.00
Full Baths	4
Square Footage	1,852
Acres	0.14
Year Built	1966
Type	Residential
Sub-Type	Duplex
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	2034/2036 28 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2H4

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Garage Door Opener

Interior

Interior Features	Laminate Counters, No Animal Home, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, Street

	Lighting, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2023
Date Sold	November 6th, 2023
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX FIRST
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