

\$1,100,000 - 2011 28 Avenue Sw, Calgary

MLS® #A2108595

\$1,100,000

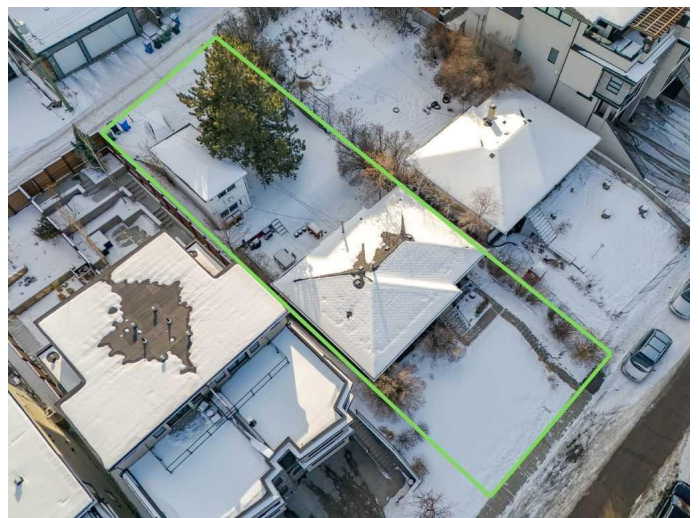
5 Bedroom, 2.00 Bathroom, 1,119 sqft
Residential on 0.14 Acres

South Calgary, Calgary, Alberta

Welcome to the vibrant MARDALoop/SOUTH CALGARY neighborhood! Revel in the UNOBSTRUCTED CITY VIEWS and the fantastic lifestyle this area offers – a stroll away from GROCERY STORES, CAFES, and the charming BOUTIQUES of MARDALoop. Situated on this property is a tastefully renovated MID-CENTURY MODERN RAISED BUNGALOW featuring 5 BEDROOMS, 2 KITCHENS, and 2 BATHROOMS.

This EXCEPTIONAL PROPERTY is a RARE FIND, appealing to HOMEOWNERS, INVESTORS, and DEVELOPERS alike. The expansive 50' x 125' lot is ZONED R-C2, providing flexibility for future development or expansion. Upon approval at the upcoming City of Calgary Council Hearing for the proposed city wide rezoning (and approval of all related permits with the City of Calgary), the proposed zoning designation for 2011 28 Avenue SW is R-CG.

The EXISTING RAISED BUNGALOW features TWO SEPARATE (illegal) SUITES, each with HARDWOOD FLOORS, LARGE WINDOWS, separate STREET ENTRIES, and secondary entries from the BACKYARD. With TWO SEPARATE HOT WATER TANKS, FURNACES, and HIGH AMPERAGE ELECTRICAL PANELS, the property offers FLEXIBILITY and CONVENIENCE.



The MAIN FLOOR is comprised of THREE SPACIOUS BEDROOMS, a luxurious 4-PIECE BATHROOM with ample STORAGE, a MID-CENTURY STYLED KITCHEN with STAINLESS STEEL APPLIANCES, and additional CLOSETS for PRACTICAL LIVING. The LOWER LEVEL, bathed in natural light, boasts TWO LARGE BEDROOMS, a MODERN 4-PIECE BATHROOM, and a GENEROUSLY EQUIPPED MID-CENTURY STYLED KITCHEN with STAINLESS STEEL APPLIANCES.

The TWO-STORY GARAGE, currently used for storage, presents TRANSFORMATIVE POTENTIAL – envision it as a PRIVATE STUDIO, WORKSHOP, or restore it to a functional GARAGE accessed from the LANE, with STORAGE BELOW. Enjoy the IMPRESSIVE CITY VIEW from the UPPER LEVEL.

Step outside onto the LARGE REAR DECK, complete with a DECK TABLE and CHAIRS, overlooking a vast PRIVATE YARD SPACE and a substantial GRAVEL PARKING AREA for FOUR VEHICLES at the rear.

Nestled on a TRANQUIL STREET with DOWNTOWN VIEWS, this property is surrounded by RECENT MILLION-DOLLAR SINGLE-FAMILY HOMES & TOWNHOMES. Within WALKING DISTANCE to all of the SUPREME AMENITIES MARDIA LOOP COMMERCIAL AREA HAS TO OFFER – SAFEWAY, BLUSH LANE, COFFEE SHOPS, CAFES, VILLAGE ICE CREAM, COBS BREAD – to mention only a few. Access is easy and fast to MOUNT ROYAL UNIVERSITY, UNIVERSITY OF CALGARY, NUMEROUS LARGE PARKS, CITY HOSPITALS, SAIT/ACA, and THE DOWNTOWN CORE.

WE INVITE YOU - come and see this really great property in a phenomenal neighborhood with all it has to offer.

Built in 1956

Essential Information

MLS® #	A2108595
Price	\$1,100,000
Sold Price	\$1,045,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,119
Acres	0.14
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2011 28 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T1K4

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement Separate/Exterior Entry, Full, Suite

Exterior

Exterior Features Private Yard
Lot Description Rectangular Lot
Roof Asphalt Shingle
Construction Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed February 20th, 2024
Date Sold March 18th, 2024
Days on Market 27
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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