\$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 41

Zoning M-C1

Listing Details

Listing Office Coldwell Banker Mountain Central

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