

# \$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	84

Zoning

R-CG

## **Listing Details**

Listing Office

CIR Realty

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