

\$925,000 - 1727 28 Street Sw, Calgary

MLS® #A2218672

\$925,000

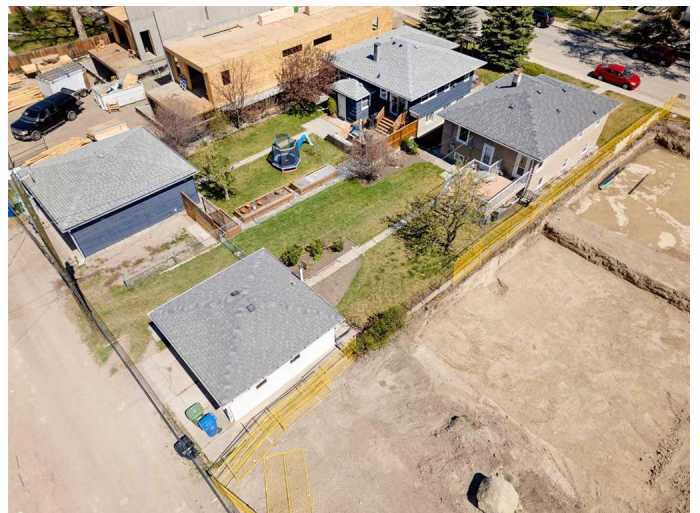
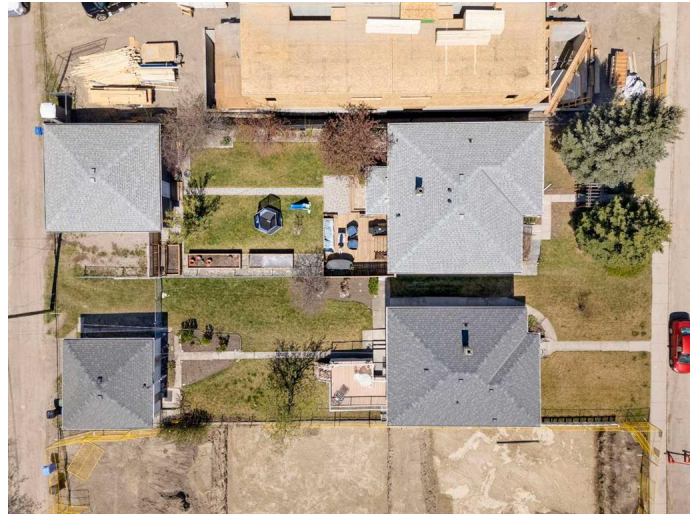
3 Bedroom, 2.00 Bathroom, 882 sqft
Residential on 0.28 Acres

Shaganappi, Calgary, Alberta

ATTENTION DEVELOPERS and BUILDERS!!!

THIS LOT IS BEING SOLD TOGETHER WITH ADJACENT LOT AT 1725 28 STREET SW. BOTH MUST BE PURCHASED TOGETHER. TOTAL LOT SIZE OF 24.38 METRES WIDE x 45.76 METRES DEEP.

Located in the heart of Shaganappi with phenomenal walkability and access to downtown makes this a prime location for development. This district allows for a higher-intensity build while maintaining the sought-after feature of ground-level access for all units, making it an ideal location for modern townhomes or rowhouses that align with market demand. **** THE PARCEL OF LAND IMMEDIATELY ADJACENT ON THE SOUTH SIDE OF THIS PARCEL IS THE IDENTICAL SIZE OF 80 FEET X 150 FEET DEEP AND DEVELOPMENT IS UNDERWAY WITH AN APPROVED DEVELOPMENT PERMIT FOR 8 ROWHOUSE UNITS UP AND 8 UNITS DOWN (Total of 16 units). THE LOT ADJACENT TO THIS LAND PARCEL TO THE NORTH IS SLIGHTLY SMALLER AND ALSO UNDER DEVELOPMENT WITH ROW TOWNHOUSES. *** This site allows for flexible density with minimal parking requirements (0.5 stalls per unit). Both properties currently host a well-maintained bungalow each, offering a solid opportunity for short- or long-term rental income. This allows developers to generate revenue while navigating the permitting and planning process, reducing holding costs during the



planning phase.

Built in 1955

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2218672 |
| Price | \$925,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 882 |
| Acres | 0.28 |
| Year Built | 1955 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 1727 28 Street Sw |
| Subdivision | Shaganappi |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3C1M1 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---------------------------------------|
| Interior Features | No Smoking Home |
| Appliances | Dryer, Refrigerator, Stove(s), Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full, Suite |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 7th, 2025 |
| Days on Market | 4 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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