



**GRASSROOTS**  
REALTY GROUP

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**1445 28 Street SW**  
**Calgary, Alberta**

**MLS # A2282702**



**\$4,500,000**

<b>Division:</b>	Shaganappi		
<b>Type:</b>	Commercial/Multi Family		
<b>Style:</b>	-		
<b>Size:</b>	9,481 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	-	<b>Baths:</b>	-
<b>Garage:</b>	-		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Near Golf Course, Near Public Tran		

<b>Heating:</b>	Forced Air	<b>Bldg Name:</b>	-
<b>Floors:</b>	-	<b>Water:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Sewer:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** To be determined during Due Diligence period. Appliances for 5 total units with 5 additional legal suites.

Brand new 10 unit project, with 5 townhouses with 5 legal suites in the form of a triplex and duplex in Shaganappi. Excellent location situated nearby Killarney Aquatic Centre, 17th Ave SW, multiple greenspaces, and other attractive inner city amenities. Both structures include 3 Storey 4 bedroom units with rooftop patios and accompanying 2 bedroom legal basement suites. Convenient secured parking in a detached garage with 5 stalls off the back lane. Official addressing is 2912, 2910, 2908, 2902 14 Ave SW and 1445 28 St SW. Townhomes are 1,905 SF Above grade with 700 SF basement suites, and infills are 1,874-1,891 Sf Above Grade with 756 SF basement suites. Expected completion June 2026.