



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**1816 28 Avenue SW**  
**Calgary, Alberta**

**MLS # A2286723**

**\$1,075,000**



<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,165 sq.ft.	<b>Age:</b>	1954 (72 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Lawn, Low Maintenance Landscape, See Re		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to 1816 28 Avenue SW, an exceptional development opportunity in the heart of Marda Loop. Zoned MC-1 and situated on a large 50 x 125 foot lot, this property offers excellent density potential in one of Calgary's fastest-growing inner-city neighbourhoods. The location provides outstanding walkability to 33 Avenue SW, quick access to 17th Avenue, nearby parks, schools, recreational facilities, and efficient access to the downtown core, making it highly attractive for future residents. The existing two-level duplex with a legal walkout lower suite offers immediate rental income while planning future development. The lot layout also allows for strong parking potential, a valuable asset in an inner-city setting. With the potential to develop up to eight condominium units, including four primary suites and four secondary suites, this property presents a rare and compelling opportunity for investors and developers seeking exceptional value in a prime location. This street itself has seen significant development, adding to the area's appeal and long-term growth potential.