



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

**MLS # A2286723**



**\$999,999**

<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

Exceptional opportunity in the heart of Marda Loop. Situated on an MC-1 zoned 50 x 125 ft lot, this property offers both immediate rental income and future redevelopment potential in one of Calgary's vibrant inner-city communities. The existing property features a two-level duplex with a double detached garage. The upper unit offers 3 bedrooms, while the walkout lower-level features 2 bedrooms, creating an excellent opportunity for investors or buyers looking to offset ownership costs with rental income. Whether you're looking to hold as an investment property, generate steady cash flow, or explore future development possibilities, this property offers exceptional flexibility. Surrounded by newer infill projects, popular shops, restaurants, parks, and everyday amenities, this is a rare chance to secure a large lot in a prime location with both immediate income potential and long-term value.