



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1931 28 Avenue SW
Calgary, Alberta

MLS # A2312733



\$1,550,000

Division: South Calgary

Lot Size: 0.18 Acre

Lot Feat: -

By Town: -

LLD: -

Zoning: R-CG

Water: -

Sewer: -

Utilities: -

Rare redevelopment opportunity in sought-after Marda Loop positioned on one of the highest elevation points in the community with breathtaking downtown skyline views from EVERY level. This oversized 62.7 ft property has already been subdivided into 2 premium build-ready lots, offering a rare turnkey development opportunity while saving significant time, cost, and complexity. Fully rezoned for 2 luxury detached homes with Development Permits approved and architectural drawings available, this is a true shovel-ready project with the previous structure already removed. Approved plans feature 2 striking modern 3-storey residences, each offering approximately 2,900 sq.ft above grade and thoughtfully designed for today's luxury inner-city market. Proposed homes include expansive open-concept layouts maximizing natural light and skyline exposure, large view-facing balconies, floor-to-ceiling windows, and attached 3-car tandem garages. The elevated positioning and unobstructed city views create a standout luxury product rarely available in Calgary's inner-city market. One of the last undeveloped opportunities remaining on the street, this property offers exceptional potential for builders, developers, and investors looking to move quickly on a premium project in one of Calgary's most desirable communities. Estimated resale values are projected in the \$2M-\$2.2M+ range per home depending on final finishes. Incredible location close to parks, schools, shopping, restaurants, and all the amenities Marda Loop has to offer. Offered at \$775,000 per lot.