



GRASSROOTS
REALTY GROUP

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1712 28 Street SW
Calgary, Alberta

MLS # A2322532



\$1,099,000

Division:	Shaganappi		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,440 sq.ft.	Age:	1949 (77 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Private, Rectangular Lot, Street Lighting		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	CC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: Appliances are up and down, there is 2 of everything.

Inner city dream lot 75' x 115' with a 1949 immaculate kept gem that has been in the family for the past 48 years. Everything in the house has been lovingly maintained and still has lots of value. 1440 sq/ft up with 2 bedrooms kitchen dining room and sunroom up and an illegal suite down, that includes 1 bedroom, family room, kitchen and laundry area. You can buy and live in the property with an eye for future development or buy and build now. The 75' x 115' lot offers a variety of development opportunities. Situate walking distance to 17th ave, shopping, restaurants and all your daily amenities and the C-train, provides you the ultimate inner city location. Call now for your private viewing.