



GRASSROOTS
REALTY GROUP

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1407 28 Street SW
Calgary, Alberta

MLS # A2331540



\$950,000

Division:	Shaganappi		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,072 sq.ft.	Age:	1947 (79 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Rectangular Lot		

Heating:	Forced Air
Floors:	Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	M-C2
Utilities:	-

Inclusions: None

Attention developers, builders and investors - this is a rare opportunity to secure an exceptional redevelopment site in Shaganappi, one of Calgary's most established and strategically located inner-city communities. Situated on an approximately 47' x 150' M-C2 zoned lot, the property checks the boxes investors look for: scale, zoning, transit, holding income and a head start on redevelopment, with a Development Permit application already submitted for a proposed 10-unit multi-residential project. The existing residence and legal one-bedroom basement suite provide holding income while the redevelopment process moves forward. The location is equally compelling - just one block from the LRT, minutes from downtown, and close to Westbrook Mall, parks, schools, recreation and everyday amenities. With the zoning, income and redevelopment work already in motion, the groundwork has been laid - the next owner gets to capitalize on the opportunity.