

\$1,450,000 - 2037 28 Street Sw, Calgary

MLS® #A2184393

\$1,450,000

6 Bedroom, 2.00 Bathroom, 1,422 sqft
Residential on 0.18 Acres

Killarney/Glengarry, Calgary, Alberta

**PRIME DEVELOPMENT OPPORTUNITY IN
KILLARNEY – APPROVED FOR 10 UNITS!**

This oversized 64' x 120' lot in the highly sought-after community of Killarney is fully approved for a 10-unit multi-family development, with architectural plans and a building permit ready to go, making it an ideal project for developers and investors looking to build in one of Calgary's most desirable inner-city neighborhoods. Not ready to build yet? The existing renovated home features a separate (illegal) basement suite, offering cash-flowing rental income. Located in a prime location with easy access to downtown, transit, schools, and amenities, this property provides flexible investment potential, whether you choose to develop immediately or hold and rent. Don't miss out on this rare opportunity!

Built in 1947

Essential Information

MLS® #	A2184393
Price	\$1,450,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	1,422
Acres	0.18
Year Built	1947



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2037 28 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2H3

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener
# of Garages	2

Interior

Interior Features	Separate Entrance, Closet Organizers, Laminate Counters
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Electric Stove
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Manufactured Floor Joist
Foundation	Poured Concrete

Additional Information

Date Listed	February 1st, 2025
Days on Market	40

Zoning R-CG

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.