

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

**MLS # A2202112**



**\$1,100,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <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 (71 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>   | Finished, Full, Suite        | <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

Welcome to 1816 28 Avenue SW, a rare development opportunity in the heart of Marda Loop! Zoned MC-1, this massive lot is 50' X 125' and presents tremendous potential for investors of all levels. Walk to trendy 33 Avenue SW in under ten minutes, drive to your favorite restaurants on 17th Ave within five minutes or enjoy a day at one of the six parks that are in a fifteen-minute radius of this superb location. An abundance of amenities, proximity to schools, recreational facilities, and quick access to the core make this an excellent location for a density project. This duplex is two levels with a walkout legal suite on the lower level and the lot itself has excellent opportunity for a multitude of parking options when developed which is ideal in an inner-city location such as this. Take ownership of this occupied rental property and immediately begin building equity with rental income as you plan the ideal development. This lot offers the potential for the development of up to eight condominium units, including four primary suites and four secondary suites. This presents a valuable opportunity for investors or developers seeking a well-zoned property with significant potential.