

\$925,000 - 1727 28 Street Sw, Calgary

MLS® #A2218672

\$925,000

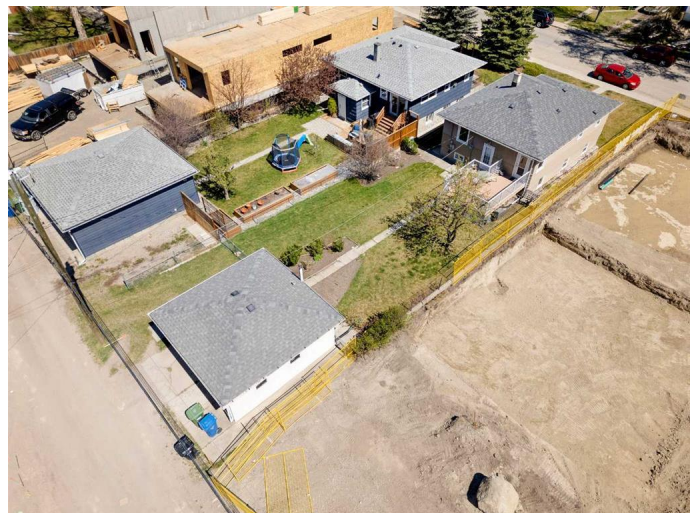
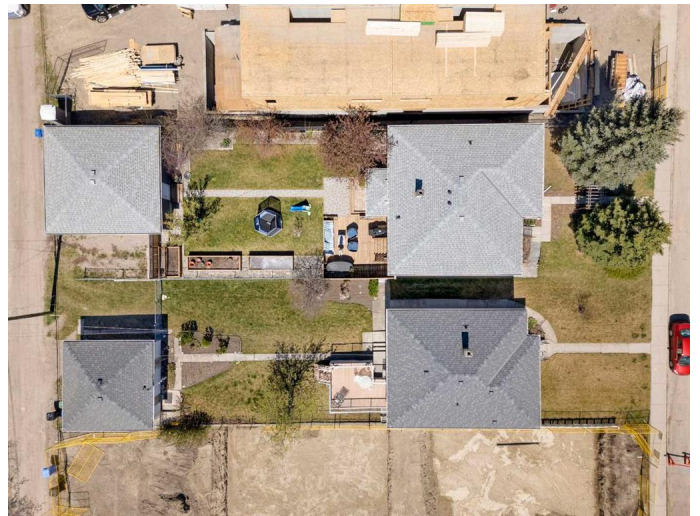
3 Bedroom, 2.00 Bathroom, 882 sqft
Residential on 0.28 Acres

Shaganappi, Calgary, Alberta

ATTENTION DEVELOPERS and BUILDERS!!!

THIS LOT IS BEING SOLD TOGETHER WITH ADJACENT LOT AT 1725 28 STREET SW. BOTH MUST BE PURCHASED TOGETHER. TOTAL LOT SIZE OF 24.38 METRES WIDE x 45.76 METRES DEEP.

Located in the heart of Shaganappi with phenomenal walkability and access to downtown makes this a prime location for development. This district allows for a higher-intensity build while maintaining the sought-after feature of ground-level access for all units, making it an ideal location for modern townhomes or rowhouses that align with market demand. **** THE PARCEL OF LAND IMMEDIATELY ADJACENT ON THE SOUTH SIDE OF THIS PARCEL IS THE IDENTICAL SIZE OF 80 FEET X 150 FEET DEEP AND DEVELOPMENT IS UNDERWAY WITH AN APPROVED DEVELOPMENT PERMIT FOR 8 ROWHOUSE UNITS UP AND 8 UNITS DOWN (Total of 16 units). THE LOT ADJACENT TO THIS LAND PARCEL TO THE NORTH IS SLIGHTLY SMALLER AND ALSO UNDER DEVELOPMENT WITH ROW TOWNHOUSES. *** This site allows for flexible density with minimal parking requirements (0.5 stalls per unit). Both properties currently host a well-maintained bungalow each, offering a solid opportunity for short- or long-term rental income. This allows developers to generate revenue while navigating the permitting and planning process, reducing holding costs during the



planning phase.

Built in 1955

Essential Information

MLS® #	A2218672
Price	\$925,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	882
Acres	0.28
Year Built	1955
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1727 28 Street Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C1M1

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	No Smoking Home
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 7th, 2025
Days on Market	8
Zoning	R-CG

Listing Details

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.