

\$925,000 - 1725 28 Street Sw, Calgary

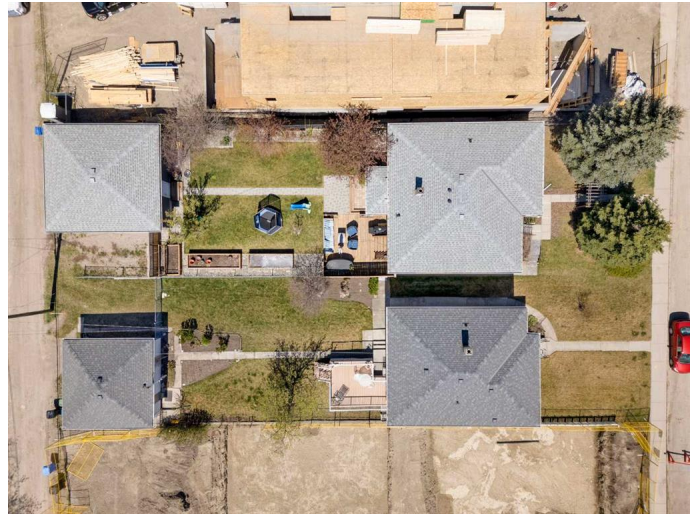
MLS® #A2219047

\$925,000

3 Bedroom, 2.00 Bathroom, 1,074 sqft
Residential on 0.28 Acres

Shaganappi, Calgary, Alberta

ATTENTION DEVELOPERS and BUILDERS!!! THIS LOT IS BEING SOLD TOGETHER WITH ADJACENT LOT AT 1727 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 1949

Essential Information

MLS® #	A2219047
Price	\$925,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,074
Acres	0.28
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1725 28 Street Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1M1

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	No Smoking Home, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vinyl Windows, Wet Bar
Appliances	None
Heating	High Efficiency, In Floor, Forced Air, Geothermal
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes

Basement	Finished, Full
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Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot, Treed
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Roof	Asphalt Shingle
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Construction	Composite Siding, Concrete, Wood Frame, Wood Siding
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Foundation	Poured Concrete
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Additional Information

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

Listing Office	Charles
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