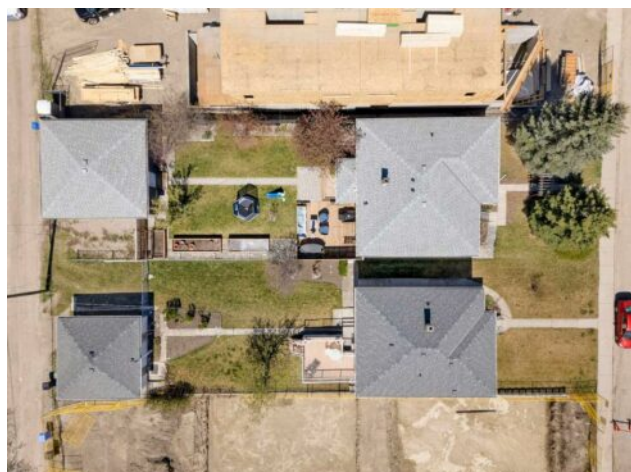


1727 28 Street SW
Calgary, Alberta

MLS # A2218672



\$925,000

| | | | |
|-----------|--|--------|-------------------|
| Division: | Shaganappi | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 882 sq.ft. | Age: | 1955 (70 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lot | | |

Heating: Forced Air, Natural Gas

Floors: Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full, Suite

Exterior: Stucco, Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: Basement Refrigerator and Stove

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.