



GRASSROOTS
REALTY GROUP

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1725 28 Street SW
Calgary, Alberta

MLS # A2219047



\$925,000

Division:	Shaganappi		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,074 sq.ft.	Age:	1949 (76 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular L		

Heating:	High Efficiency, In Floor, Forced Air, Geothermal	Water:	-
Floors:	Cork, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vinyl Windows, Wet Bar		

Inclusions: None

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.