



GRASSROOTS
REALTY GROUP

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1215 28 Street SE
Calgary, Alberta

MLS # A2236803



\$1,249,900

Division:	Albert Park/Radisson Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	2,586 sq.ft.	Age:	1968 (57 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, Single Garage Attached, Single Garage Detached		
Lot Size:	0.21 Acre		
Lot Feat:	Rectangular Lot		

Heating:	ENERGY STAR Qualified Equipment, Fireplace Insert, Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Composite Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Vinyl Windows		

Inclusions: Multiple Fridges, 3sets of washers and dryers, 4 mini fridges

This listing includes a full side by side 1213 & 1215 on one Title. Tastefully and freshly updated side by side duplex. Exterior features new smart board siding, vinyl windows shingles and fencing. Each half offers roughly 1181s.ft A freshly remodelled kitchen, stainless steel appliances, 3 bedrooms and a 5piece bath. The basement on each side offers a separate entry with an illegal suite. Single attached garage, on each side and an additional parking pad for up to 8 vehicles.