



GRASSROOTS
REALTY GROUP

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2452 28 Avenue SW
Calgary, Alberta

MLS # A2249937



\$585,585

Division:	Richmond		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,378 sq.ft.	Age:	1912 (113 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

2452 28 Avenue SW | Location, Location, Location | Welcome To This Charming 1912 Character Home Located In Richmond! | This Lovely Home Provides An Opportunity To Buy & Renovate, Live/Rent Or Redevelop | R-CG Lot | Well Established Parks & Schools Nearby | Quiet Cul-de-sac | Backs Onto Greenspace | Short 7-Minute Drive To Westbrook LRT Station. Easy Access To 17th Avenue, Crowchild Trail, Glenmore Trail & 10 Minutes To Downtown. 3 Minutes To The Heart Of Trendy Marda Loop | All Pictures Are For Display Purposes & Depict The Size & Layout Of The Unit; However, It May Not Be The Way The Unit Is Decorated, As The Home Is Tenant-Occupied.