



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3616 28 Street SE
Calgary, Alberta

MLS # A2256826



\$475,000

Division:	Dover		
Type:	Residential/House		
Style:	Bi-Level		
Size:	920 sq.ft.	Age:	1974 (51 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: fireplace in workshop, all shelving and cabinetry as well

This 1974 BI-LEVEL in Dover is perfect for a HANDYMAN, INVESTOR, or anyone ready for a RENOVATION project—yet it’s COMPLETELY LIVABLE as-is. Located directly across from a HUGE FIELD and SCHOOL, with quick access to SHOPPING, MAIN ROADS, and additional schools. The main floor offers 2 OVERSIZED BEDROOMS, a full bath, and a MASSIVE WEST-FACING LIVING ROOM with a BIG WINDOW that fills the space with natural light. Kitchen and dining area back onto a HUGE BACKYARD with COVERED DECK. Outside, there’s an OVERSIZED DOUBLE DETACHED GARAGE with BACK ALLEY access, plus a GRANDFATHERED WORKSHOP above—ideal for STORAGE, HOBBIES, or a HOME BUSINESS. The DEVELOPED BASEMENT features a WOOD-BURNING FIREPLACE, large family room, an ADDITIONAL BEDROOM with BIG WINDOW, a den, and another full bathroom. A rare chance to secure a property with SPACE, CHARACTER, and ENDLESS POTENTIAL in a prime location.