



3108 28 Avenue SW  
Calgary, Alberta

MLS # A2278875



**\$969,900**

**Division:** Killarney/Glengarry

**Type:** Residential/House

**Style:** Bungalow

**Size:** 848 sq.ft. **Age:** 1953 (73 yrs old)

**Beds:** 2 **Baths:** 2

**Garage:** Driveway, On Street, Single Garage Detached

**Lot Size:** 0.15 Acre

**Lot Feat:** Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** DC

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** No Smoking Home, Storage

**Inclusions:** None

Attention all Builders, and or Investors. This home is being sold for land value. Prime Killarney 52 x 120 south facing front lot, situated on a fabulous tree lined street with no homes in front. A baseball diamond and room for your dog to roam forever, is 20 ft away.. This small 2 bedroom has hardwood/tile floors & a decent size kitchen albeit ready to be taken down and is one of the last of the little guys, on the street. It's had a good life span. Disclosure defects in listing. The home is being "SOLD AS IS" and "WHERE IS" without warranties and representation. Trust me this lot is a winner.