



302 28 Avenue NE
Calgary, Alberta

MLS # A2161062



\$695,000

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	678 sq.ft.	Age:	1947 (77 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Interior Lot,		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: Basement Stove, Basement Hood Fan, Basement Fridge, Wall AC Unit (all goods in AS IS condition)

PRIME CORNER LOT with Development Potential – This exceptional corner lot, recently rezoned to R-CG, offers a unique opportunity to build a triplex with basement suites (pending City of Calgary approval). Currently, the property features a charming bungalow, ideal as a first home or rental investment. The basement includes an illegal suite with an added egress window for enhanced safety, making it a potential mortgage helper. Recent upgrades include a new hot water tank (2024), updated furnace (2019), refreshed kitchen and main floor bathroom, and an updated electrical panel. The private backyard is perfect for entertaining, featuring a lovely patio, firepit, shed, BBQ gas line, and an oversized, heated double garage. Situated in a vibrant neighbourhood, this property is within walking distance of Lina’s Italian Market, Rosso Coffee, Citizen Brewing Company, local parks, transit, and an array of restaurants.