



## 2639 28 Street Calgary Alberta

\$1,099,000

Attention builders and investors! This 50x124 R-CG lot is in the heart of Killarney close to transit, schools, shopping centres, and directly adjacent to a beautiful park. Completed builder plans for a stunning 4-plex with legal basement suites are available creating a dream opportunity. Development permit has been approved and is pending release. Main floor consists of a bright living room with decorative fireplace and built-ins, spacious kitchen with eating nook, 2 generous bedrooms, and full 4pc bathroom. Lower level is illegally suited and offers a shred laundry room. Backyard showcases a wood deck, plenty of green space and leads to the detached garage with a massive workshop. This fantastic lot offers ideal development potential or you can use "as is" to create cash flow with both or one of the units. Don't miss out on this exceptional property!

(id:6769)

Other 13.58 Ft x 13.17 Ft

Living room 16.58 Ft x 13.00 Ft

Primary Bedroom 12.17 Ft x 10.50 Ft

Bedroom 12.17 Ft x 10.08 Ft

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

RE/MAX REAL ESTATE (CENTRAL)

<http://robinlegg.com/>



See

**Mirror**

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