



## 3616 28 Street Calgary Alberta

\$475,000

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. (id:6769)

3pc Bathroom 7.42 Ft x 4.75 Ft

Bedroom 11.33 Ft x 10.67 Ft

Den 7.75 Ft x 9.92 Ft

Recreational, Games room 22.00 Ft x 16.67 Ft

Storage 11.33 Ft x 3.08 Ft

Furnace 10.33 Ft x 9.50 Ft

4pc Bathroom 9.92 Ft x 4.92 Ft

Bedroom 10.75 Ft x 12.08 Ft

Bedroom 9.83 Ft x 11.83 Ft

Dining room 10.17 Ft x 9.25 Ft

Other 10.17 Ft x 8.50 Ft

Living room 14.17 Ft x 17.33 Ft

Listing Presented By:



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RE/MAX First



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