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1445 28 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale





Location
Calgary, Alberta



Listing ID:
35141


MLS ID:
A2282702

\$4,500,000



 **KAMIL LALJI**
 (403) 383-1579

 CIR Realty
 403-294-1500

 1445 28 Street SW, Calgary , Alberta T3C 1L8

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|----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| Transaction Type For Sale | Title Fee Simple | Days On Market 1 |
| Zoning R-CG | Subdivision Shaganappi | Year Built 2026 |
| Structure Type Five Plus | Property Type Commercial | Property Sub Type Multi Family |
| Legal Plan 7430GF | Building Area (Sq. Ft.) 9480.88 | Building Area (Sq. M.) 880.80 |
| Lot Size (Sq. Ft.) 8396 | Lot Size (Acres) 0.19 | Construction Type Wood Frame |
| Roof Asphalt Shingle | Foundation Poured Concrete | Heating Forced Air |
| Lot Features Back Lane,Low Maintenance Landscape,Near Golf Course,Near Public Transit,Near Shopping Center | Inclusions To be determined during Due Diligence period. Appliances for 5 total units with 5 additional legal suites. | Restrictions None Known |
| Reports Building Plans | | |

Brand new 10 unit project, with 5 townhouses with 5 legal suites in the form of a triplex and duplex in Shaganappi. Excellent location situated nearby Killarney Aquatic Centre, 17th Ave SW, multiple greenspaces, and other attractive inner city amenities. Both structures include 3 Storey 3 bedroom units with rooftop patios and accompanying legal 1 bedroom and 2 bedroom basement suites. Convenient secured parking in a detached garage with 5 stalls off the back lane. Official addressing is 2912, 2910, 2908, 2902 14 Ave SW and 1445 28 St SW. Townhomes are 1,905 SF Above grade with 700 SF basement suites, and infills are 1,874-1,891 Sf Above Grade with 756 SF basement suites. Expected completion June 2026.

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