

# \$925,000 - 1725 28 Street Sw, Calgary

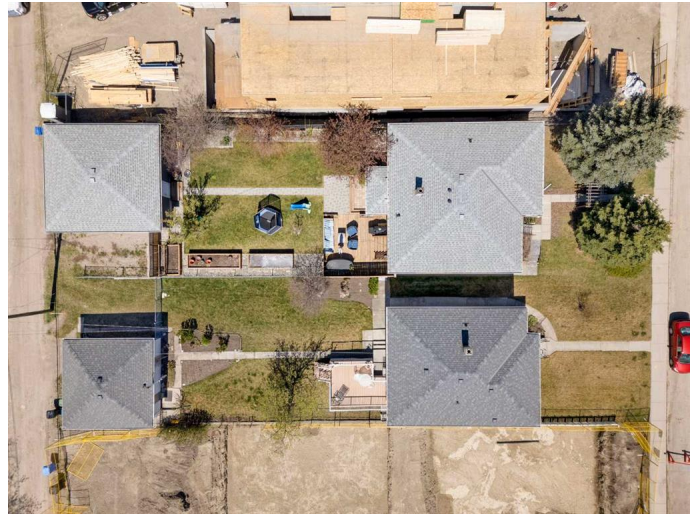
MLS® #A2219047

**\$925,000**

3 Bedroom, 2.00 Bathroom, 1,074 sqft  
Residential on 0.28 Acres

Shaganappi, Calgary, Alberta

ATTENTION DEVELOPERS and BUILDERS!!!  
THIS LOT IS BEING SOLD TOGETHER WITH  
ADJACENT LOT AT 1727 28 STREET SW.  
BOTH MUST BE PURCHASED TOGETHER.  
TOTAL LOT SIZE OF 24.38 METRES WIDE x  
45.76 METRES DEEP. Located in the heart  
of Shaganappi with phenomenal walkability  
and access to downtown makes this a prime  
location for development. This district allows for  
a higher-intensity build while maintaining the  
sought-after feature of ground-level access for  
all units, making it an ideal location for modern  
townhomes or rowhouses that align with  
market demand. \*\*\*\* THE PARCEL OF LAND  
IMMEDIATELY ADJACENT ON THE SOUTH  
SIDE OF THIS PARCEL IS THE IDENTICAL  
SIZE OF 80 FEET X 150 FEET DEEP AND  
DEVELOPMENT IS UNDERWAY WITH AN  
APPROVED DEVELOPMENT PERMIT FOR 8  
ROWHOUSE UNITS UP AND 8 UNITS  
DOWN (Total of 16 units). THE LOT  
ADJACENT TO THIS LAND PARCEL TO THE  
NORTH IS SLIGHTLY SMALLER AND ALSO  
UNDER DEVELOPMENT WITH ROW  
TOWNHOUSES. \*\*\* This site allows for  
flexible density with minimal parking  
requirements (0.5 stalls per unit). Both  
properties currently host a well-maintained  
bungalow each, offering a solid opportunity for  
short- or long-term rental income. This allows  
developers to generate revenue while  
navigating the permitting and planning  
process, reducing holding costs during the  
planning phase.



Built in 1949

## Essential Information

MLS® #	A2219047
Price	\$925,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,074
Acres	0.28
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	1725 28 Street Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1M1

## Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	No Smoking Home, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vinyl Windows, Wet Bar
Appliances	None
Heating	High Efficiency, In Floor, Forced Air, Geothermal
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot, Treed  
Roof                      Asphalt Shingle  
Construction           Composite Siding, Concrete, Wood Frame, Wood Siding  
Foundation              Poured Concrete

**Additional Information**

Date Listed              May 7th, 2025  
Days on Market        7  
Zoning                    R-CG

**Listing Details**

Listing Office            Charles

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