

501 28 Avenue NW
Calgary, Alberta

MLS # A2185725

\$969,900

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	804 sq.ft.	Age:	1948 (77 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: Appliances are AS IS: Dryer, Washer, Electric Stove, Refrigerator

Discover the potential of this prime corner lot in the prestigious Mount Pleasant neighborhood, an exceptional opportunity for developers and investors alike. Situated on a spacious 6027 sqft plot, this property is ideally configured for a bespoke residential project or multi-unit development, thanks to its R-CG zoning. Currently hosting a bungalow, the real value lies in the land itself, located in a vibrant area teeming with growth and redevelopment. Positioned across from a bus stop, this lot offers unparalleled accessibility with a 12-minute drive or 21-minute transit ride to downtown Calgary. It's also conveniently close to major educational institutions: just 7 minutes by car or 23 minutes via transit to SAIT, and a 12-minute drive or 23-minute transit journey to the University of Calgary. Families will appreciate the walking distance to parks and an elementary school, enhancing the appeal for residential development. Shopping and amenities are also easily accessible, with North Hill Mall just a 9-minute drive or 36-minute transit trip away. This location not only promises a serene lifestyle close to urban conveniences but also stands out as a lucrative development opportunity in one of Calgary's most sought-after districts. Don't miss the chance to transform this property into a prestigious development.