

# \$925,000 - 2616 28 Street Sw, Calgary

MLS® #A2242621

**\$925,000**

2 Bedroom, 2.00 Bathroom, 942 sqft

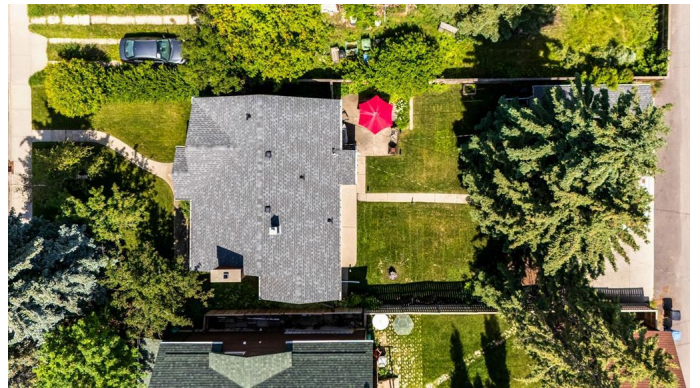
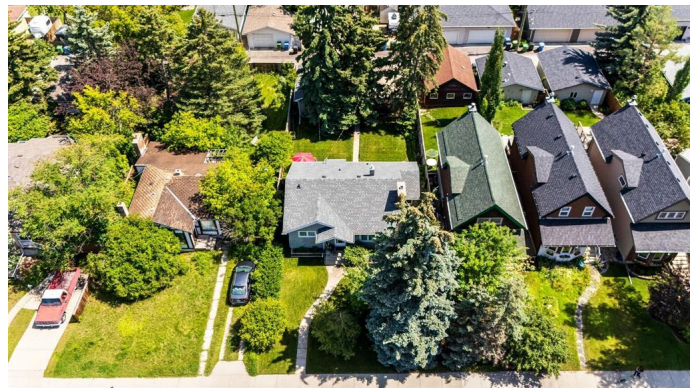
Residential on 0.14 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this warm and inviting character bungalow, set on a rare 50 x 125 R0CG lot in the highly desirable community of Killarney. Offering both charm and opportunity, this home is move-in ready today while also presenting incredible potential for future development or investment. Step inside to find a cozy front living room highlighted by a wood-burning fireplace with a new door, a spacious dining room, and a functional kitchen. Large, bright windows fill the space with natural light. The main level also features two bedrooms and a 4-piece bathroom. The finished basement expands your living space with a welcoming family room, dedicated craft room, 3-piece bathroom, and plenty of storage—ideal for family living or creative use of space. Outside, enjoy a private backyard retreat with a single detached garage, carport, and extra parking. The lot size and zoning provide flexibility for redevelopment, while the existing home is well maintained for those who appreciate character and practicality. This property shines with its unbeatable location close to parks, recreation centres, and transit. You're just minutes to downtown, Crowchild Trail, 17th Avenue, Marda Loop, Richmond Plaza, and the Calgary Farmer's Market—everything you need is at your doorstep.

Built in 1946

## Essential Information



MLS® #	A2242621
Price	\$925,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	942
Acres	0.14
Year Built	1946
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2616 28 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2J1

### Amenities

Parking Spaces	3
Parking	Parking Pad, Additional Parking, Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
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Lot Description	Back Lane, Back Yard, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 19th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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