# \$585,585 - 2452 28 Avenue Sw, Calgary

MLS® #A2249937

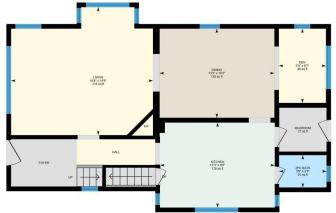
## \$585,585

3 Bedroom, 1.00 Bathroom, 1,378 sqft Residential on 0.09 Acres

Richmond, Calgary, Alberta

2452 28 Avenue SW | Location, Location, Location | Welcome To This Charming 1912 Character Home Located In Richmond! | This Lovely Home Provides An Opportunity To Buy & Renovate, Live/Rent Or Redevelop | R-CG Lot | Well Established Parks & Schools Nearby | Quiet Cul-de-sac | Backs Onto Greenspace | Short 7-Minute Drive To Westbrook LRT Station. Easy Access To 17th Avenue, Crowchild Trail, Glenmore Trail & 10 Minutes To Downtown. 3 Minutes To The Heart Of Trendy Marda Loop | All Pictures Are For Display Purposes & Depict The Size & Layout Of The Unit; However, It May Not Be The Way The Unit Is Decorated, As The Home Is Tenant-Occupied.





Built in 1912

#### **Essential Information**

MLS® # A2249937

Price \$585,585

Bedrooms 3

Bathrooms 1.00

Full Baths 1

Square Footage 1,378 Acres 0.09 Year Built 1912

Type Residential
Sub-Type Detached
Style 2 Storey

Status Active

## **Community Information**

Address 2452 28 Avenue Sw

Subdivision Richmond

City Calgary
County Calgary
Province Alberta

Postal Code T2T 1L1

## **Amenities**

Parking Spaces 1

Parking Single Garage Detached

# of Garages 1

### Interior

Interior Features See Remarks

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator

Heating Forced Air, Natural Gas

Cooling None Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Backs on to Park/Green Space, Cul-De-Sac

Roof Asphalt Shingle

Construction Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 21st, 2025

Days on Market 1

Zoning R-CG

## **Listing Details**

Listing Office Real Broker

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