# \$890,000 - 2616 28 Street Sw, Calgary

MLS® #A2265306

#### \$890,000

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 R-CG 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 storageâ€"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 Marketâ€"everything you need is at your doorstep.







Built in 1946

#### **Essential Information**

MLS® # A2265306 Price \$890,000

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 Additional Parking, Parking Pad, 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 Full

#### **Exterior**

Exterior Features None

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 October 24th, 2025

Days on Market 11

Zoning R-CG

## **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.