2034 28 Street SW
Calgary, Alberta

MLS # A2166907

$1,199,000

Division:	Killarney/Glengarry
Type:	Residential/Duplex
Style:	Bi-Level, Side by Side

Size:	1,946 sq.ft.	**Age:**	1966 (58 yrs old)
Beds:	8	**Baths:**	4

Garage:	Double Garage Detached, See Remarks
Lot Size:	0.14 Acre
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Landscaped

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	**LLD:**	-
Exterior:	Brick, Stucco, Wood Frame	**Zoning:**	DC (pre 1P2007)
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Separate Entrance, Soaking Tub, Storage		

Inclusions:	N/A

Illegally suited full duplex with 4 self-contained units on an oversized 50 X 125 lot with 3753.9 SQFT of living space and 4 car garage! Investors will love that both sides of this illegally suited duplex are included in the sale – that’s 4 self-contained rental opportunities! Ideally located just 3 blocks to the Killarney Aquatic & Recreation Centre. Parking is never an issue thanks to 2 OVERSIZED double detached garages with parking for 4 vehicles plus plenty of extra parking on the street. All 4 units are well-maintained, 2 bedrooms, 1 bathroom with wood-burning fireplaces, separate entrances and their own separate laundry areas and own kitchens for ultimate privacy! The main floor units have expansive balconies overlooking the community and front yards with mature landscaping. The basement units have access to the large backyard with a patio area for summer barbeques and time spent unwinding. Exceptionally located in the much sought-after community of Killarney/Glengarry, ideal for any active lifestyle with trendy shops and restaurants, an easy bike ride to the Bow River and downtown, walking distance to schools, parks, the Killarney Aquatic Centre, the LRT and so much more. The location alone makes this wonderful 4 unit home an outstanding investment opportunity!