

# \$969,900 - 501 28 Avenue Nw, Calgary

MLS® #A2185725

**\$969,900**

3 Bedroom, 2.00 Bathroom, 804 sqft

Residential on 0.14 Acres

Mount Pleasant, Calgary, Alberta

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.

Built in 1948

### **Essential Information**

MLS® #	A2185725
Price	\$969,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	804
Acres	0.14
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	501 28 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 4V5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Oversized
# of Garages	2

### **Interior**

Interior Features	Separate Entrance
Appliances	Garage Control(s), Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement	Full, Partially Finished
----------	--------------------------

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	January 10th, 2025
Days on Market	111
Zoning	R-CG

## Listing Details

Listing Office	Jessica Chan Real Estate & Management Inc.
----------------	--

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.