

# \$579,000 - 1016 28 Street Se, Calgary

MLS® #A2206397

**\$579,000**

5 Bedroom, 2.00 Bathroom, 1,092 sqft  
Residential on 0.13 Acres

Albert Park/Radisson Heights, Calgary, Alberta

Wait Until You See This One!

Welcome to a fantastic opportunity! This beautifully maintained home offers just under 1,900 sq. ft. of developed living space on a spacious, private lot. Located within walking distance to multiple schools, the C-Train, dining, and shopping, convenience is at your doorstep.

Step inside to find a freshly painted upper level, featuring three spacious bedrooms, a bright 4-piece bathroom, a cozy living room, a dining area, and an inviting eat-in kitchenâ€”completely move-in ready!

Heading downstairs, youâ€™ll discover a unique common areaâ€”far from ordinary. This space includes a 10â€™x9â€™ room with two separate storage areas and a laundry room, ensuring privacy between units. Beyond this, the newly renovated basement offers even more living space, including two additional bedrooms, a full 4-piece bathroom, a generous family room, and a full kitchenette. This illegal (non-conforming) suite is perfect for extended family, older children, or as a potential income-generating space. Plus, the brand-new windows fill the area with beautiful natural light, creating a warm and welcoming atmosphere.

Whether youâ€™re a first-time homebuyer looking for added income, an investor



searching for a property with two potential rental opportunities, or a family wanting separate yet connected living spaces, this home is the perfect fit!

Outside, the huge backyard is a true retreat, featuring lush greenery that naturally enhances privacy. Enjoy built-in planters, perfect for growing fresh fruits and vegetables or filling with colorful flowers to brighten your outdoor space.

This home offers incredible value and won't last long! make sure to see it this weekend!

Built in 1968

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2206397    |
| Price          | \$579,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,092       |
| Acres          | 0.13        |
| Year Built     | 1968        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 1016 28 Street Se            |
| Subdivision | Albert Park/Radisson Heights |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T2A 0Y5                      |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Asphalt, Off Street, Single Garage Attached |
| # of Garages   | 1   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Vinyl Windows   |
| Appliances        | Dishwasher, Dryer, Electric Cooktop, Electric Stove, Freezer, Microwave Hood Fan, Oven-Built-In, Refrigerator |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Suite   |

### **Exterior**

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Garden                               |
| Lot Description   | Back Yard, Brush, Front Yard, Garden |
| Roof              | Asphalt Shingle                      |
| Construction      | Brick, Vinyl Siding, Wood Frame      |
| Foundation        | Poured Concrete                      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 7                |
| Zoning         | R-CG             |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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