

**\$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 | Property Will Be Vacant  
October 1, 2025



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 | 22                |
| Zoning         | R-CG              |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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