

The information contained within this document is accurate at the date specified and is subject to change. Please view the listing online for the most up-to-date information.

1445 28 STREET SW FOR SALE

Commercial Real Estate > Commercial Property for Sale




Location
Calgary, Alberta



Listing ID:
35141


MLS ID:
A2282702

\$4,500,000



 **KAMIL LALJI**
 (403) 383-1579

 CIR Realty
 403-294-1500

 1445 28 Street SW, Calgary , Alberta T3C 1L8

Transaction Type For Sale	Title Fee Simple	Days On Market 9
Zoning R-CG	Subdivision Shaganappi	Year Built 2026
Structure Type Five Plus	Property Type Commercial	Property Sub Type Multi Family
Legal Plan 7430GF	Building Area (Sq. Ft.) 9480.88	Building Area (Sq. M.) 880.80
Lot Size (Sq. Ft.) 8396	Lot Size (Acres) 0.19	Construction Type Wood Frame
Roof Asphalt Shingle	Foundation Poured Concrete	Heating Forced Air
Lot Features Back Lane,Low Maintenance Landscape,Near Golf Course,Near Public Transit,Near Shopping Center	Inclusions To be determined during Due Diligence period. Appliances for 5 total units with 5 additional legal suites.	Restrictions None Known
Reports Building Plans		

Brand new 10 unit project, with 5 townhouses with 5 legal suites in the form of a triplex and duplex in Shaganappi. Excellent location situated nearby Killarney Aquatic Centre, 17th Ave SW, multiple greenspaces, and other attractive inner city amenities. Both structures include 3 Storey 3 bedroom units with rooftop patios and accompanying legal 1 bedroom and 2 bedroom basement suites. Convenient secured parking in a detached garage with 5 stalls off the back lane. Official addressing is 2912, 2910, 2908, 2902 14 Ave SW and 1445 28 St SW. Townhomes are 1,905 SF Above grade with 700 SF basement suites, and infills are 1,874-1,891 Sf Above Grade with 756 SF basement suites. Expected completion June 2026.

Disclaimer - It is your responsibility to perform the appropriate due diligence to verify information provided by users or third parties on this website or in subsequent interactions. For more information see our website's [Terms of Use](#).

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™. 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.