

**\$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.



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 | 17                |
| Zoning         | R-CG              |

## Listing Details

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

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