

# \$549,945 - 2452 28 Avenue Sw, Calgary

MLS® #A2262561

## \$549,945

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!

Built in 1912

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2262561    |
| Price          | \$549,945   |
| 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, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Lawn, Level, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                                    |
| Construction      | Stucco, Wood Frame, Wood Siding                                                                                    |
| Foundation        | Poured Concrete                                                                                                    |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 10                 |
| Zoning         | R-CG               |

### Listing Details

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

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