3042 28 Street SW Calgary, AB T3E2J5

Residential **DOM:** 0 **LP:** $849,000.00
Incomplete A2349463 **CDOM:** **OP:**
Banner: ***KILLARNEY • INCOME POTENTIAL***



Class:	Detached	**City:**	Calgary
County:	Calgary	**Subdivision:**	Killarney/Glengarry
Type:	House	**Ttl Beds:**	4
Levels:	One	**F/H Bth:**	2/0
Year Built:	1953	**RMS SQFT:**	1,191.00
LINC#:	0019136761	**LP/SF:**	$712.85
Arch Style:	Bungalow	**Suite:**	Yes
# Beds on Main:	3	**# EnSuites:**	0
# Illegal Suite:	1	**# Legal Suite:**	0
Suite Details:	Basement	**Suite Loc:**	Suite Attached/Within Primary Dwelling
Possession:	Negotiable		
Lot Dim:		**Lot Size:**	6243 SF|579.99 SM
Front Length:	15.20M 49`10"	**Lot Depth:**	38.00 M 124.68'
Legal Desc:	5661O;52;28,29		
Legal Pln:	5661O **Blk:** 52	**Lot:** 28,29	**Condo:** No
Zoning:	R-G	**Tax Amt/Yr:**	$6,048.00/2026
Title to Lnd:	Fee Simple	**Loc Imp Amt:**	
Disclosures:	No Disclosure	**Front Exp:**	W
Restrict:	None Known		

Public Remarks: If you've been searching for a home in one of Calgary's most desirable inner-city communities, this is one you'll want to see. A beautifully maintained raised bungalow in the heart of Killarney offering over 1,900 square feet of fully developed living space, this home combines timeless character, thoughtful updates, and incredible flexibility. Step inside and you'll immediately notice the bright, open main floor filled with natural light. The kitchen is the heart of the home, featuring custom cabinetry, granite countertops, a large island with eating bar, quality stainless steel appliances, and plenty of space to cook, entertain, and gather with family and friends. The spacious living and dining areas flow beautifully together, while hardwood floors, updated trim, doors, lighting, and custom millwork add warmth and style throughout. The main level offers comfortable living with generous bedrooms and an updated bathroom, while the fully developed lower level features a self-contained illegal one-bedroom suite with its own separate entrance, kitchen, living room, fireplace, bathroom, and laundry. Whether you're looking for space for extended family, adult children, guests, or additional rental income, this setup offers outstanding flexibility. Outside, you'll find a private backyard perfect for relaxing or entertaining, along with a rare double tandem attached garage providing plenty of parking and storage. Situated on a 50-foot-wide by 125-foot-deep lot, this property also offers exceptional long-term value in a neighbourhood where larger lots continue to be highly sought after for both redevelopment and investment. The home has also been well cared for over the years, including a newer roof and hot water tank, giving buyers added peace of mind. But what truly makes this property special is the location. Killarney continues to be one of Calgary's most sought-after inner-city communities. You're just minutes from downtown, Marda Loop, 17th Avenue, schools, parks, shopping, restaurants, transit, and quick access to Crowchild Trail. The street itself is surrounded by a mix of charming bungalows and beautiful new infill homes, with redevelopment throughout the area continuing to drive long-term value. Whether you're looking for a move-in ready home, a mortgage helper, an investment property, or an opportunity in one of Calgary's premier redevelopment communities, this home checks all the boxes. If you'd like more information or would like to schedule your private showing, reach out today. Come experience everything this fantastic home has to offer.
Directions:

Rooms & Measurements

	1P	2P	3P	4P	5P	6P							
Baths:	0	0	0	2	0	0	**Bed Abv:**	3	**Main:**	110.65	**Mtr2**	1,191.00	**SqFt**
EnSt Bth:	0	0	0	0	0	0	**Rms Abv:**	7	**Blw Grade:**	66.43	**Mtr2**	715.00	**SqFt**
									Total AG:	110.65	**Mtr2**	1,191.00	**SqFt**

Garage Dims (L x W): 30`11" x 12`2"

Property Information

Basement:	Full	**Laundry Ft:**	Laundry Room, Lower Level, Main Level
Basement Dev:	Finished	**Basement Ft:**	Separate/Exterior Entry
Heating:	Forced Air, Natural Gas	**Cooling:**	None
Construction:	Stucco, Wood Frame	**Fireplaces:**	1/Basement, Gas
Foundation:	Poured Concrete	**Flooring:**	Carpet, Hardwood
Exterior Feat:	Private Yard, Storage	**Fencing:**	Fenced
Roof Type:	Asphalt Shingle	**Patio/Porch:**	Other
Reports:	RMS Supplements		
Parking:	Double Garage Attached, Driveway, Tandem **Total:** 3		
Features:	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance, Storage		
Comm Feature:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths		
Lot Features:	Back Lane, Landscaped, Lawn, Level, Rectangular Lot		
Goods Include:	Stove, Refrigerator		
Appliances:	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Washer/Dryer, Window Coverings		
Other Equip:	None		
Goods Exclude:	N/A		

Rooms Information

Type	Level	Dimensions		Type	Level	Dimensions	
Foyer	Main	7`5" x 3`11"	2.26M x 1.19M	Kitchen	Main	15`1" x 10`10"	4.60M x 3.30M
Pantry	Main	1`11" x 1`10"	0.59M x 0.56M	Dining Room	Main	10`5" x 10`10"	3.18M x 3.30M
Living Room	Main	19`10" x 12`8"	6.04M x 3.86M	Living Room	BSMT	12`2" x 12`6"	3.71M x 3.81M
Kitchen	BSMT	8`10" x 12`6"	2.69M x 3.81M	Bedroom - Primary	Main	12`5" x 10`5"	3.79M x 3.18M
Bedroom	Main	12`5" x 8`6"	3.79M x 2.59M	Bedroom	Main	10`10" x 10`5"	3.30M x 3.18M

Bedroom	BSMT	11`10" x 13`2"	3.61M x 4.01M	4pc Bathroom	Main	6`10" x 5`3"	2.08M x 1.60M
4pc Bathroom	BSMT	13`0" x 9`11"	3.96M x 3.02M				

Agent & Office Information

List Agent:	Mike Abou Daher team@mikeaboudaher.com	**Phone:**	403-809-9386
List Firm:	Real Broker	**Phone:**	855-623-6900
Firm Address:	#700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7	**Firm Fax:**	
Appt:	ShowingTime		
Showing Contact:	Mike Abou Daher 403-809-9386	**List Date:**	10/01/2026
Comm:	3.5% on the first 100k, 1.5% on the balance	**Expiry Dt:**	12/05/2026
LB Type/Info:	SentriLock/Staircase	**With Dt:**	
Owner Name:	Private **Ownership:** Private	**Dower Rt:**	
Occupancy:	Tenant **Exclusion:** No	**SRR:**	No
Member Rmks:	All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com (Some images have been virtually staged or digitally enhanced for presentation purposes)		

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).