

# \$969,900 - 501 28 Avenue Nw, Calgary

MLS® #A2185725

**\$969,900**

3 Bedroom, 2.00 Bathroom, 804 sqft

Residential on 0.14 Acres

Mount Pleasant, Calgary, Alberta

Discover the potential of this prime corner lot in the prestigious Mount Pleasant neighborhood, an exceptional opportunity for developers and investors alike. Situated on a spacious 6027 sqft plot, this property is ideally configured for a bespoke residential project or multi-unit development, thanks to its R-CG zoning.

Currently hosting a bungalow, the real value lies in the land itself, located in a vibrant area teeming with growth and redevelopment. Positioned across from a bus stop, this lot offers unparalleled accessibility with a 12-minute drive or 21-minute transit ride to downtown Calgary. It's also conveniently close to major educational institutions: just 7 minutes by car or 23 minutes via transit to SAIT, and a 12-minute drive or 23-minute transit journey to the University of Calgary.

Families will appreciate the walking distance to parks and an elementary school, enhancing the appeal for residential development. Shopping and amenities are also easily accessible, with North Hill Mall just a 9-minute drive or 36-minute transit trip away.

This location not only promises a serene lifestyle close to urban conveniences but also stands out as a lucrative development opportunity in one of Calgary's most sought-after districts. Don't miss the chance to transform this property into a



prestigious development.

Built in 1948

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2185725    |
| Price          | \$969,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 804         |
| Acres          | 0.14        |
| Year Built     | 1948        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 501 28 Avenue Nw |
| Subdivision | Mount Pleasant   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T3A 4V5          |

**Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, Oversized |
| # of Garages   | 2                                 |

**Interior**

|                   |                                     |
|-------------------|-------------------------------------|
| Interior Features | Separate Entrance                   |
| Appliances        | Garage Control(s), Window Coverings |
| Heating           | Forced Air, Natural Gas             |
| Cooling           | None                                |
| Has Basement      | Yes                                 |

Basement                      Full, Partially Finished

**Exterior**

Exterior Features      Private Entrance, Private Yard  
Lot Description        Back Yard, Corner Lot, Rectangular Lot  
Roof                      Asphalt Shingle  
Construction          Stucco, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              January 10th, 2025  
Days on Market        99  
Zoning                    R-CG

**Listing Details**

Listing Office            Jessica Chan Real Estate & Management Inc.

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