

\$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 | Property Will Be Vacant
October 1, 2025



Built in 1912

Essential Information

MLS® # A2249937

Price	\$585,585
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Bedrooms 3

Bathrooms	1.00
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Full Baths	1
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Square Footage 1,378

Acres 0.09

Year Built	1912
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Type	Residential
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Sub-Type	Detached
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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	28
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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