

3108 28 Avenue SW  
Calgary, Alberta

MLS # A2278875



## \$969,900

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	848 sq.ft.	<b>Age:</b>	1953 (73 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, On Street, Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Storage		

**Inclusions:** None

Attention all Builders, and or Investors. This home is being sold for land value. Prime Killarney 54 x 120 south facing front lot, situated on a fabulous tree lined street with no homes in front. A baseball diamond and room for your dog to roam forever, is 20 ft away.. This small 2 bedroom has hardwood/tile floors & a decent size kitchen albeit ready to be taken down and is one of the last of the little guys, on the street. It's had a good life span. Disclosure defects in listing. The home is being "SOLD AS IS"; and "WHERE IS"; without warranties and representation. Trust me this lot is a winner.