

# \$475,000 - 3616 28 Street Se, Calgary

MLS® #A2256826

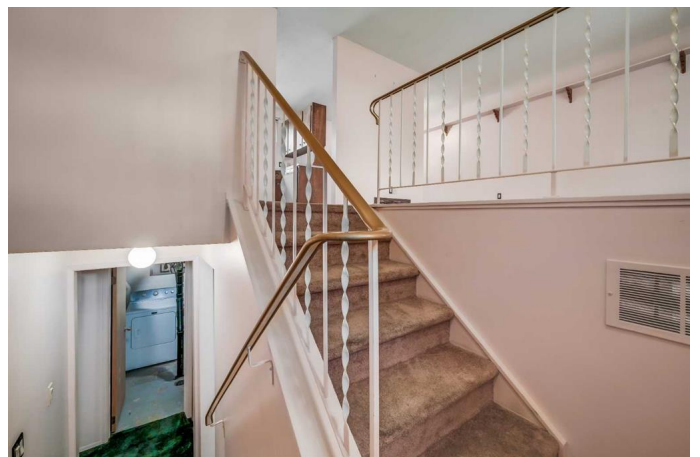
**\$475,000**

3 Bedroom, 2.00 Bathroom, 920 sqft

Residential on 0.10 Acres

Dover, Calgary, Alberta

This 1974 BI-LEVEL in Dover is perfect for a HANDYMAN, INVESTOR, or anyone ready for a RENOVATION projectâ€™yet itâ€™s COMPLETELY LIVABLE as-is. Located directly across from a HUGE FIELD and SCHOOL, with quick access to SHOPPING, MAIN ROADS, and additional schools. The main floor offers 2 OVERSIZED BEDROOMS, a full bath, and a MASSIVE WEST-FACING LIVING ROOM with a BIG WINDOW that fills the space with natural light. Kitchen and dining area back onto a HUGE BACKYARD with COVERED DECK. Outside, thereâ€™s an OVERSIZED DOUBLE DETACHED GARAGE with BACK ALLEY access, plus a GRANDFATHERED WORKSHOP aboveâ€™ideal for STORAGE, HOBBIES, or a HOME BUSINESS. The DEVELOPED BASEMENT features a WOOD-BURNING FIREPLACE, large family room, an ADDITIONAL BEDROOM with BIG WINDOW, a den, and another full bathroom. A rare chance to secure a property with SPACE, CHARACTER, and ENDLESS POTENTIAL in a prime location.



Built in 1974

## Essential Information

MLS® # A2256826

Price \$475,000

Bedrooms 3

Bathrooms	2.00
Full Baths	2
Square Footage	920
Acres	0.10
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	3616 28 Street Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 2H9

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Storage
Appliances	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle

Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 9th, 2025
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX First
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