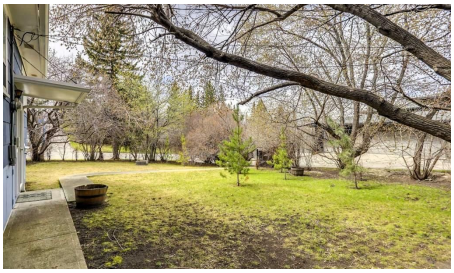
928 Durham Avenue SW

Calgary | Active | MLS® A2345864

$2,850,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1949**	**1,398 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Mount Royal is one of the most beautiful and prestigious communities in Calgary. Developed in the early 20th century by the CP Railway, it is known for its stately homes, tree-lined streets and proximity to downtown. The section that includes Durham Avenue is one of the most historic. 928 Durham Avenue is a large and bright corner lot, over .25 of an acre. Boundary dimensions are 91.8’ x 125’. The current land use is DC 1Z98 and there is no Restrictive Covenant. The property is offered as land for future development. The existing 1949 home is in mostly original condition and the seller is not attributing any value to it. Schedule A must accompany all offers (“as is, where is” - see supplements). The seller must assume the current tenant who has a lease until September 2028. This could provide some income during the planning period. Viewings of the house are permitted once an accepted offer is in place. No sign on the property. DO NOT disturb the tenants or walk onto the property without a confirmed appointment. The Adjacent property at 916 Durham Avenue SW is also available and the two could be combined for a total of more than ½ acre.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345864
Bedrooms	2
Bathrooms	2
Year Built	1949
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,398 sq. ft.
Main Level Finished Area:	1,398 sq. ft.
Acreage:	No

Lot Area:	11,452 sq. ft.
Lot Frontage:	91'8"
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	5
Year built:	1949 (Age: 77)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	179R
Heating:	Natural Gas, See Remarks
Basement:	Full, Partially Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	See Remarks, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood
Cooling:	None
Fireplaces:	0
Water Supply:	Public
Garage:	Yes

Garage Spaces:	2
Parking:	Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Upper Mount Royal
Appliances:	None
Inclusions:	on-site domestic appliances all in "as is" condition
Restrictions:	None Known
Main Floor	Living Room · 15'3" × 14'6" ·
Main Floor	Dining Room · 11'6" × 10'6" ·
Main Floor	Kitchen · 10'6" × 8'6" ·
Main Floor	Bedroom - Primary · 13'6" × 11'6" ·
Main Floor	Bedroom · 10' × 10' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Built-in Features
Exterior Features:	None
Patio And Porch Features:	None
Lot Features:	Back Lane, Corner Lot, Rectangular Lot
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)

Listed Date:	Sep 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/928-durham-avenue-sw-calgary-a2345864/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.