

2709 28 Avenue SW
Calgary, Alberta

MLS # A2239637



\$750,000

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,454 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 230
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: Blackout Blinds in Bedrooms, TV Mount Over Fireplace

****OPEN HOUSE SATURDAY, JUL 19TH AT 2-4 PM** LIKE-NEW TOWNHOME | DOUBLE PRIMARY SUITES | FULLY-DEVELOPED | FANTASTIC INNER-CITY LOCATION |** Say hello to this like-new 3-bed townhome boasting over 2,060 sq ft of beautifully developed living space (including the basement!) located on a quiet street in Killarney—just steps from the community center, park, and tennis courts! This stunning home features a bright and airy open-concept main floor with engineered hardwood flooring, a spacious front living room with electric fireplace and ceiling-height tile feature wall, a chef’s kitchen with stainless steel appliances (including gas range), quartz counters, subway tile backsplash, and ample soft-close cabinetry, plus a large dining room and mudroom with garage access. Upstairs boasts two large primary suites, both featuring tray ceilings, walk-in closets with built-ins, and luxurious 4-pc en-suite bathrooms with heated tiled floors. A laundry closet with quartz folding counter and upper cabinets, plus an extra hallway closet, adds convenience and functionality. Downstairs, the finished basement features additional living space, including a large rec room with a wet bar, a generously sized 3rd bedroom, and a 4-pc bathroom. Enjoy the private fenced front patio with gas line, detached single garage, and low condo fees in this prime inner-city location. Book your private showing today! ***VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS!***