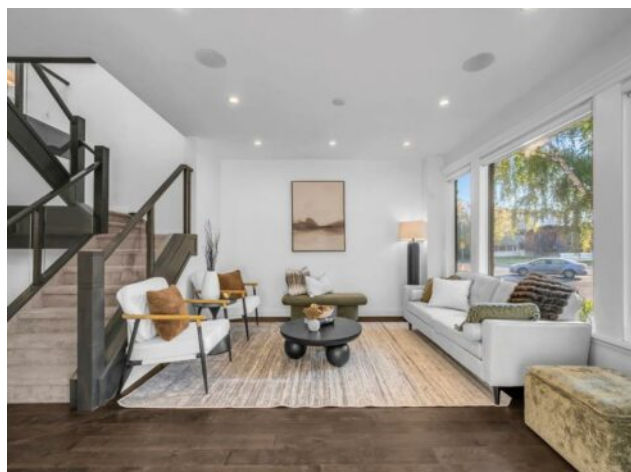


2640 28 Street SW
Calgary, Alberta

MLS # A2277150



\$850,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,132 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Pr		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: BUILT IN WINE COOLER, RADON MITIGATION SYSTEM, CENTRAL VACUUM ROUGHED IN

Welcome to 2640 28 Street SW — Luxury Living in Killarney Step into exceptional design and comfort in the heart of Killarney with this breathtaking semi-detached home offering over 3,000 sq ft of thoughtfully finished living space. With 4 bedrooms, 4 bathrooms, and a layout tailored for both everyday family life and unforgettable entertaining, this residence defines modern luxury living. The main level welcomes you with an open, luminous floorplan anchored by a chef-inspired kitchen — featuring quartz countertops, premium stainless steel appliances, and custom cabinetry. Large windows fill the space with natural light, creating a warm and inviting atmosphere for cooking, dining, and gathering. Upstairs, the primary retreat is a private oasis, boasting a spa-style 5-piece ensuite complete with a free-standing soaking tub and steam shower — perfect for unwinding after a long day. Three additional well-sized bedrooms offer flexibility for family, guests, or a home office. The fully finished basement enhances your living experience with a generous recreation area and a stylish wet bar — ideal for movie nights, sports evenings, or hosting friends. Step outside to enjoy the thoughtful outdoor spaces: maintenance-free artificial turf in both the front and backyard ensures year-round greenery, while a private fenced yard with putting green elevates outdoor fun and relaxation. The double detached garage provides valuable storage and parking convenience. Located just steps from parks, schools, community pools, transit, and amenities, this home beautifully blends modern luxury, practical design, and a family-friendly lifestyle in one of Calgary's most sought-after communities. Welcome home.