

1716 28 Street SW
Calgary, Alberta

MLS # A2288556



\$949,900

Division:	Shaganappi		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,565 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.07 Acre		
Lot Feat:	See Remarks		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Partial

LLD: -

Exterior: Brick, Stucco, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Chandelier, Closet Organizers, Kitchen Island, Open Floorplan, Skylight(s), Soaking Tub, Walk-In Closet(s)

Inclusions: None

Beautifully designed semi-detached home in Shaganappi, offering quick access to downtown via Bow Trail, 17th Avenue, and the Shaganappi LRT. Featuring 3 bedrooms and 3.5 bathrooms, this home offers over 2,265 sq ft of professionally designed living space with an open-concept layout, oversized windows, and multiple skylights that create an exceptionally bright, airy atmosphere. The main level showcases engineered hardwood flooring and a thoughtfully designed staircase with a generous landing. The chef-inspired kitchen includes a large island, stainless steel appliances, gas range, built-in wall oven and microwave — ideal for both everyday living and entertaining. Upstairs, you’ll find 3 spacious bedrooms including a generous primary suite with walk-in closet and ensuite. A full bathroom, convenient upper-level laundry, and a bright flex space complete the level. The fully finished basement offers a large family room and an additional full bathroom — perfect for guests, media, or recreation. Additional highlights include: • Central air conditioning • Quality window coverings • Private backyard with expansive deck • Double attached garage with large front driveway Move-in ready and ideally located — an excellent opportunity as a primary residence or strategic investment in one of Calgary’s established inner-city communities.