

# **\$695,000 - 2439 28 Street Sw, Calgary**

MLS® #A2217333

**\$695,000**

3 Bedroom, 3.00 Bathroom, 1,903 sqft

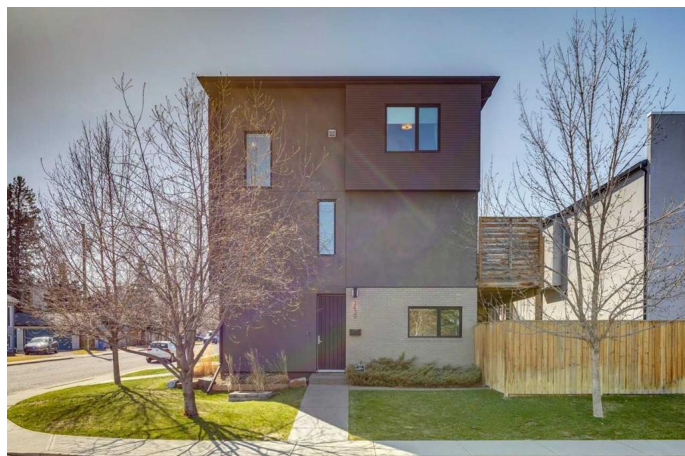
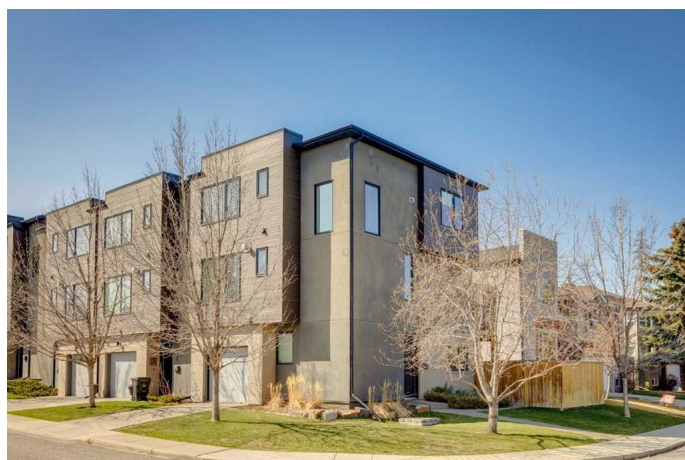
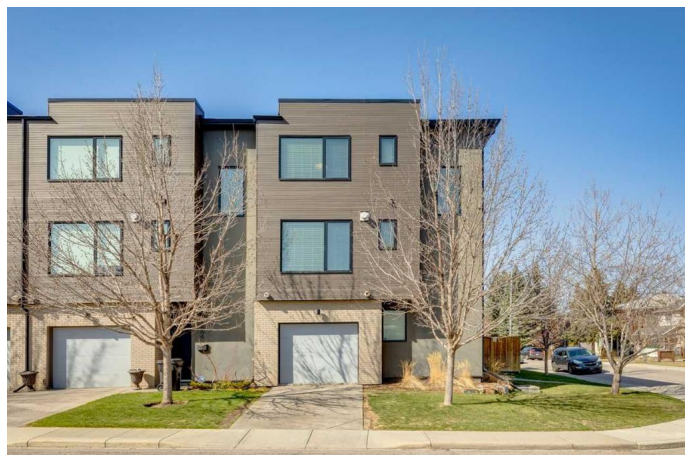
Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

Boasting over 1,900 square feet above grade, this bright townhouse is perfectly located on a quiet street and sun-soaked corner lot. This unique home boasts high ceilings, spacious floor plans, and quality construction (hardwood floors, LEED Gold building certification).

Restaurants, recreation (dog park, golf course, parks, pool, tennis), schools, shopping, and transit (LRT and bus) are all within walking distance. The Lower Level offers a multipurpose room and ATTACHED garage.

The multipurpose room comes complete with a wall-bed, allowing you to use it as a bedroom, office, or rec room. The Second Level features a large kitchen as the focal point, complete with custom cabinetry, stainless steel appliances, quartz countertops, and a huge island. The Top Level offers two large bedrooms, each with a walk-in closet and ensuite bathroom. The Primary ensuite features steam shower. Experience a perfect blend of lifestyle and convenience - come live, work, and play in Killarney! The exterior features a fenced backyard and private, spacious balcony (complete with natural gas BBQ hookup), both of which are perfect for relaxation and entertaining. Looking for storage space? The extra cabinetry on the Second Level, the ample shelving & storage on the Lower Level, and the ceiling shelving in the Garage have got you covered. The home has both central air conditioning and humidifier. The gas stove, dishwasher, washer, dryer, and garage door have each



been purchased NEW this past year. Included with property: Wall Bed (Queen-sized, built in); Sonos Speaker System (4 x separate zones); Articulated TV Mount (installed); Steam Shower (Primary ensuite) Do you have a busy lifestyle? Routine building maintenance, lawn care, and snow removal is handled for you, allowing you to focus on living, working, and playing.

Built in 2012

**Essential Information**

MLS® #	A2217333
Price	\$695,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,903
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	2439 28 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E2H7

**Amenities**

Amenities	None
Parking Spaces	4

Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Wired for Sound, Steam Room
Appliances	Dishwasher, Dryer, Freezer, Garage Control(s), Gas Stove, Gas Water Heater, Humidifier, Microwave, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert
Basement	None

## Exterior

Exterior Features	Balcony, Private Entrance, Awning(s)
Lot Description	Back Yard, Corner Lot, Landscaped, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Zoning	M-CG
HOA Fees	335
HOA Fees Freq.	MON

## Listing Details

Listing Office	Bode Platform Inc.
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