



**GRASSROOTS**  
REALTY GROUP

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**2709 28 Avenue SW**  
**Calgary, Alberta**

**MLS # A2239637**



**\$750,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 230
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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

\*VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS!\* 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&mdash;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&rsquo;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!\*