



**GRASSROOTS**  
REALTY GROUP

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2413 28 Avenue SW  
Calgary, Alberta

MLS # A2239939



**\$1,424,900**

Division:	Richmond		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,540 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

\*\*\* OPEN HOUSE: Sunday, July 20th 2:00 - 4:00 PM\*\*\* Tucked into a quiet cul-de-sac just steps from the heart of MARDa LOOP, this stunning luxury home combines thoughtful design, upscale finishings, and impressive versatility across four fully developed levels. The north-facing facade makes an elegant statement with a mix of BRICK, STUCCO, and SMARTBOARD siding, while the SOUTH BACKYARD offers sunshine and privacy all day long. Inside, the MAIN LEVEL features soaring 10' CEILINGS and wide-plank HARDWOOD floors, beginning with a welcoming FOYER with built-in bench and closet. The DINING ROOM sits at the front of the home, overlooking the peaceful street through oversized windows. At the heart of the home, the custom kitchen is both beautiful and functional with FULL-HEIGHT CABINETRY, a GAS STOVE, OVERSIZED FRIDGE, QUARTZ BACKSPLASH with ledge for spices, a WALL PANTRY, and an expansive island with storage on both sides. The bright LIVING ROOM spans the full width of the home and centres on a GAS FIREPLACE flanked by built-ins, with a sliding patio door for seamless indoor/outdoor living. A discrete hallway leads to the ENCLOSED MUDROOM with built-ins and a tucked-away POWDER ROOM positioned thoughtfully on the way to the basement. Upstairs, HARDWOOD stairs and flooring continue throughout the SECOND LEVEL, which includes a LAUNDRY ROOM with SINK and CABINETRY, a stylish 4PC MAIN BATH, and two additional spacious bedrooms. The serene PRIMARY RETREAT features a WALK-IN CLOSET and a designer ENSUITE with COMFORT HEIGHT DOUBLE VANITY, FREESTANDING SOAKER TUB, large tiled SHOWER with STEAM ROUGH-IN, ELECTRIC FLOOR HEAT, and premium fixtures. The THIRD LEVEL adds a bright and airy BONUS ROOM

with WET BAR and access to two ROOFTOP BALCONIES offering both SOUTH and NORTH VIEWS, a full 4PC BATH, and a private BEDROOM ideal for guests or a home office. The FULLY FINISHED BASEMENT is complete with a large REC ROOM, another WET BAR, a 4PC BATH, and a spacious BEDROOM—perfect for multi-generational living or entertaining. There’s also a ROUGH-IN for HYDRONIC IN-FLOOR HEAT. Outside, the backyard is fully landscaped with a GROUND-LEVEL PATIO, green space, and walkway to the DOUBLE DETACHED GARAGE. Located within easy walking distance to top-rated schools, cafes, fitness studios, grocery stores, parks, and transit, this home offers both elevated living and everyday convenience in one of Calgary’s most desirable communities.