



GRASSROOTS
REALTY GROUP

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2102 28 Avenue SW
Calgary, Alberta

MLS # A2256014



\$1,250,000

Division:	Richmond		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,459 sq.ft.	Age:	2011 (14 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, Corner Lot, Front Yard, Landscaped, Lawn, V		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions: NA

Experience the pinnacle of urban luxury in the heart of Marda Loop, just minutes from downtown Calgary. With striking city views as your backdrop, this renovated 2023 residence combines the character of an established build with the sophistication of modern design. Spanning three levels plus a walkout basement, it has been meticulously reimagined with custom cabinetry, bespoke finishes, and architectural details throughout. Upon entry, the grand mono-stringer staircase makes a bold statement, while the three-sided biofuel fireplace with custom millwork anchors the main living space with warmth and style. The chef's kitchen is equally impressive, designed with premium appliances, custom cabinetry, and a central island accented by detailed milling—crafted for both form and function. The backyard retreat offers a spacious patio perfect for barbecues, al fresco dining, and evenings around the fire table. Upstairs, the primary suite serves as a tranquil escape with double closets and a luxurious five-piece ensuite. On the third level, a loft bar opens to an expansive deck with sweeping skyline views—an ideal setting for entertaining or simply unwinding. The finished walkout basement extends the home's versatility with a generous bedroom, ensuite, and living area with rough-in for a wet bar or kitchenette, making it perfect for guests or extended family. Every element of this home has been thoughtfully curated—from the 2023 custom cabinetry to the finely crafted millwork—creating a residence that balances modern elegance with timeless appeal in one of Calgary's most vibrant communities.