



GRASSROOTS
REALTY GROUP

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47 28 Avenue SW
Calgary, Alberta

MLS # A2277010



\$939,000

Division:	Erlton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,759 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gazebo, Low Maintenance Landscape, SI		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Crown Molding, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Skylight(s), Soaking Tub, Storage, Track Lighting, Walk-In Closet(s), Wood Windows		
Inclusions:	Mounted TV in primary, downstairs Murphy bed, shed, pergola		

Rarely does a single detached home become available in this beautiful inner-city community of Erlton. Welcome to 47 28 Ave SW, where charm, comfort, and location come together in a way few homes can offer. Imagine mornings on the front veranda, coffee in hand, before heading inside to a space designed for both connection and calm. With over 1759 sq ft of thoughtfully planned living space, rich hardwood floors, and three bedrooms upstairs, this home is ideal for couples and families alike. The primary suite offers a peaceful retreat, complete with ensuite and a breathtaking downtown Calgary skyline view to end your day. The main floor flows effortlessly from a welcoming sitting area into a bright kitchen anchored by a large central island, perfect for everyday living, homework time, or entertaining friends. A tucked-away powder room and elegant staircase lead to inviting living spaces above and below, including a fully finished lower level with a cozy family room, built-ins, and a Murphy bed for guests. Outside, enjoy the ease of a zero-maintenance backyard, double detached garage, and central air conditioning. Spend weekends strolling the Elbow River pathways, walking to the Stampede Grounds, or meeting friends in Mission—all just minutes from your door. This is inner-city living at its best, with true pride of ownership throughout. Come see what life could look like here. Book your showing today.