



318 28 Avenue NE
Calgary, Alberta

MLS # A2285409



\$885,000

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,874 sq.ft.	Age:	2022 (4 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, Front Yard, Interior Lot, Low Maintenance La		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Softwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Sound reduction panel on door to the lower level suite, protective bars on lower level windows.

Modern Infill. Smart Investment. Monthly Payment Hack Built In. A beautifully designed semi-detached home in the heart of Tuxedo - where contemporary living meets one of the most powerful ownership advantages available today: a legal income suite that can offset nearly half your monthly expenses. With 1,874 sqft above grade plus a fully developed 860 sqft legal basement suite, this home isn just a place to live - it s a strategic move. The main floor delivers the open layout lifestyle buyers expect - wide plank engineered hardwood, oversized windows and a designer kitchen anchored by a quartz island, custom cabinetry, stainless appliances and full pantry. The rear living room opens through 8 foot sliding doors to the patio with gas BBQ line - perfect for summer evenings unwinding with those closest to you. Dinner for ten? No problem. After the last glass is poured, retreat to the fireside lounge and settle into the kind of comfort that makes nights at home feel like an escape. Upstairs you ll find three generous bedrooms, a full laundry room, and a stunning primary retreat complete with a large walk-in closet and spa-inspired 5-piece ensuite featuring a freestanding soaker tub, dual vanities, tiled shower and private water closet. Downstairs is where the investment magic happens. The legal basement suite includes a private entrance, 9-foot ceilings, full kitchen with stainless steel appliances, spacious living area, large bedroom with walk-in closet, 4-piece bathroom and private laundry. Whether you choose to generate rental income, accommodate extended family, or create flexible living space, it dramatically expands your options - along with your financial comfort. Recent upgrades include: a/c rough-in, full window treatment package, new hot water tank and an enhanced soundproofing wall between levels for improved privacy.

Perfectly positioned in sought-after Tuxedo Park, you're just blocks from parks, schools, community amenities, and quick access to downtown, major routes and local favourites. A place where urban design, inner-city lifestyle and smart economics come together. Opportunities like this don't just look good on paper - they feel good every month.