



**3222 28 Avenue SW
Calgary, Alberta**

MLS # A2287922



\$1,099,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,164 sq.ft.	Age:	2026 (0 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, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

This beautifully designed semi-detached Valencia Residential home blends modern design with thoughtful functionality across three levels on an OVER SIZED LOT providing larger than normal square footage. From the moment you walk in, the clean lines, wide plank hardwood flooring, and designer lighting create a bright and welcoming atmosphere that carries throughout the entire home. Found in the desirable KILLARNEY, your close to parks, schools, playgrounds, and everyday amenities. The light-filled foyer opens to a versatile office space with tasteful lighting selections, perfect for working from home or creating a quiet reading area. As you move inside, the layout is bright and open, complete with curated finishes and beautiful lighting selections. The kitchen includes a large island which offers plenty of room for gathering. Quartz countertops, full height cabinetry, designer backsplash, and sleek gold hardware bring a refined look. High-end appliances and smart storage make the kitchen as practical as it is stylish. Large rear windows fill the space with light connecting the indoors to the outdoors. The dining area and living room have lovely architectural wall details as seen throughout the home. The living room also includes a gas fireplace, adding comfort to the space along with sleek tiles. At the back of the home, you will find the mudroom with bench seating and more stunning wall details. A conveniently placed power room with designer lighting finishes off this level. Upstairs, the homes bright and airy pallet carries through. At the top of the stairs, a cozy loft space can be turned into a workspace or additional living area. This floor includes three well sized bedrooms all with plenty of natural light, as well as a beautifully finished main bathroom. The primary suite is well-equipped and full of charm, with a walk-in closet and a spa inspired ensuite featuring a freestanding

tub, tiled shower, and elegant selections throughout. You will also find a spacious laundry room right where it should be. The fully finished basement adds so much to the home. A large family room is designed as an entertainment hub with a BUILT-IN MEDIA WALL & SCREEN creating the perfect setting for movie or game nights. A stylish wet bar with wine display makes hosting easy. This level also includes two more bedrooms & a full bathroom, making it ideal for guests or growing families. Outside, the property includes a detached double garage and outdoor space ready for summer gatherings. Located in a desirable KILLARNEY, nearby popular shopping & dining areas like MARDIA LOOP are just minutes away, offering boutique shops, cafés, and restaurants. Families will appreciate being close to excellent local schools including RICHMOND SCHOOL and ALEXANDER FERGUSON SCHOOL, both offering strong programs and convenient access for daily routines and École Holy Name School. With quick access to major routes, downtown commuting is easy while still enjoying the charm of a quiet residential community.