



**3036 28 Street SW**  
**Calgary, Alberta**

**MLS # A2292324**



**\$1,099,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,414 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, High Ceilings, No Animal Home, Skylight(s)		

**Inclusions:** Entertainment Centre

Tucked away on a quiet street in the heart of Killarney, this lovely semi-detached home offers over 2400 sq ft of beautifully maintained living space above grade + a fully developed lower level. Immaculately presented with neutral d&eacute;cor throughout, the home showcases site-finished hardwood floors, flat ceilings + generous room sizes that create a bright, contemporary feel. The main floor features an excellent layout designed for both everyday living + entertaining. A welcoming dining room at the front of the home overlooks the pretty tree-lined street, while the rear of the home opens to an impressive open-concept living space. The chef&rsquo;s kitchen is the heart of the home, complete with a large island, gas cooktop, abundant counter space + extensive storage. The adjoining family room offers custom built-ins + a warm gas fireplace, creating a comfortable gathering space. Upstairs you&rsquo;ll find three spacious bedrooms + a convenient laundry room. The primary retreat is especially appealing, featuring a dressing room + a luxurious spa-inspired ensuite with a large dual vanity, soaker tub + stand-alone shower. The fully developed lower level adds even more versatility with a comfortable family room, an additional bedroom + a full bath&mdash;perfect for guests, teens, or a home office. Situated on a nice flat lot in a prime inner-city location, this immaculate home is close to schools, shopping, parks + downtown,