



**3046 28A Street SE**  
**Calgary, Alberta**

**MLS # A2296642**



**\$375,000**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	960 sq.ft.	<b>Age:</b>	1970 (56 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Off Street, Oversized, Parking Pad, Paved, RV Access/Pa		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, No Smoking Home		

**Inclusions:** 2nd Freezer, 2nd Fridge, Wash Basin, 2 Sheds, Green House, Retractable Awning

Welcome home to this lovingly cared-for, one-family-owned property offering comfort, character, and incredible versatility. Originally designed as a 3-bedroom home, the main floor has been thoughtfully reconfigured into one expansive primary-style room and a second spacious bedroom, creating an open and flexible layout to suit your needs. A rare, grandfathered wood-burning fireplace anchors the home and beautifully connects the kitchen, dining, and living areas—perfect for cozy evenings and entertaining. Original hardwood floors flow throughout the main level, adding warmth and timeless charm. Step outside from the dining area to enjoy your private deck, or relax on the south-facing patio and soak up the sun. This home is equipped with air conditioning to keep you comfortable during the summer months, along with a water softener system to enhance everyday living. The fully finished basement is a hobbyist’s dream, featuring extensive workbenches and storage space ideal for an art studio, wine-making room, or workshop. You’ll also find a large recreation room, a versatile office/den, and a cold room for additional storage. Outdoors, enjoy a beautiful greenspace setting complete with a greenhouse for gardening enthusiasts, two storage sheds, and ample paved parking with room for up to three vehicles, a trailer, or recreational toys. Located within walking distance to schools, parks, and shopping, and just minutes from Inglewood Golf Course, this home offers both convenience and lifestyle. This is a rare opportunity to own a well-maintained home filled with pride of ownership—book your private showing today!