



3735 28 Street SE
Calgary, Alberta

MLS # A2299260



\$425,000

Division:	Dover		
Type:	Residential/House		
Style:	5 Level Split		
Size:	930 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Boat, Double Garage Detached, Garage Door Opener, Insulated		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: 2 TVâ€™s shelving in primary bedroom, shed, shelves in garage, fridge in basement, alarm system.

Step inside a home that breaks away from the ordinary. Where space, character, and flexibility come together in a layout designed to grow with you. Welcome to this beautifully maintained and thoughtfully designed split-level home, perfectly positioned on a 50 ft x 110 ft CORNER LOT, in the heart of West Dover. Built in 1974, this home blends timeless character with tasteful updates, including some newer flooring and paint, offering just over 1,750 sq ft of developed living space with 3 bedrooms and 2 full bathrooms. From the moment you step inside, you will appreciate a layout that truly stands apart. This multi-level design offers space that adapts to your life, creating natural separation between living areas while maintaining a warm and connected feel throughout the home. The main level welcomes you with a bright and inviting living room anchored by a charming gas fireplace, perfect for those relaxing evenings. The kitchen offers generous cabinet and counter space and flows seamlessly up two steps into the formal dining area, ideal for hosting family dinners and special occasions. The primary bedroom and a full bathroom complete this level. On the lower level, you’ll find two additional well-proportioned bedrooms along with a second full bathroom, making it ideal for growing families, guests, or a home office setup. Just one step down to the basement features a spacious family room, creating the perfect setting for movie nights, a kids’ play area, or a quiet retreat. This is where the split-level design truly shines. With distinct zones across multiple levels, everyone has room to unwind, work, and gather without feeling crowded. It is a layout that offers both privacy and connection, something rarely found in today’s more traditional floor plans. Significant mechanical updates provide peace of mind,

including new shingles on the house in 2023, along with a furnace, air conditioning unit, and hot water tank all replaced in 2019. Step outside into your own private oasis. The fully fenced and beautifully landscaped backyard features a large covered deck, perfect for summer evenings, along with a huge powered storage shed and an insulated double garage. There is also a substantial patio stone parking pad with alley access, ideal for RV parking, a boat, or additional vehicles. Location is the complete package here. You are just minutes from multiple schools, parks, and playgrounds, with quick access to Deerfoot Trail, Stoney Trail, and downtown Calgary, making daily commuting simple and efficient. Shopping, groceries, and everyday amenities are all nearby, including International Avenue, major retail centres, and transit routes. Whether you Lovingly cared for and meticulously maintained, this home offers character, functionality, and flexibility in a location that continues to be in high demand. A home that lives with you, grows with you, and offers a layout you simply do not see every day. Welcome home