



3036 28 Street SW
Calgary, Alberta

MLS # A2292324



\$1,099,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	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 décor 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’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’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—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,