



GRASSROOTS
REALTY GROUP

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2234 28 Street SW
Calgary, Alberta

MLS # A2296459



\$1,198,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,999 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot, Street Lighting		

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:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s), Wet Bar

Inclusions: Alarm Systems, 2 TV Wall Mounts, Built-in Speakers, In Floor Heat Lower Level, Pet Turf

Located in Calgary's desirable Killarney community, this well-maintained home offers a fantastic open-concept floor plan with stylish design details throughout. The main level features soaring ceilings and wide-plank hardwood floors. At the front, a versatile flex room can serve as a home office, den, or dining room. The chef's kitchen is complete with sleek cabinetry accented by warm wood tones, herringbone tile backsplash, high-end appliances, and a large central island. The adjacent living room showcases a modern fireplace flanked by floating shelves and large windows with backyard views. A convenient side entrance provides access to the yard and double detached garage. Upstairs, three spacious bedrooms and two full bathrooms include a stunning primary suite with wall paneling, built-ins, vaulted ceiling, walk-in closet, and a luxurious ensuite with a glass shower, soaker tub, dual vanities, and a custom walk-in closet. The upper level offers both comfort and privacy for family or guests. The fully finished basement includes a family room with media cabinets and a wet bar, plus a fourth bedroom. Outside, the low-maintenance yard features a private deck with screens. Additional highlights include central A/C, central vacuum with attachments, alarm system, built-in speakers, in-floor heating on the lower level, and pet-friendly turf in the backyard. Ideally located near top-rated schools, boutique shops, restaurants, parks, pathways, and the Killarney Aquatic Centre, with quick access to 17th Avenue and downtown. This home offers both convenience and an exceptional lifestyle.