



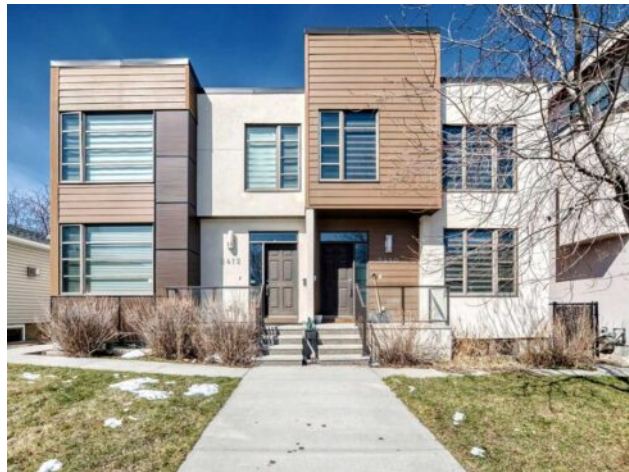
GRASSROOTS

REALTY GROUP

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2412 28 Avenue SW
Calgary, Alberta

MLS # A2304120



\$1,062,888

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,994 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Walk-In Closet(s)		
Inclusions:	N/A		

Rarely offered and proudly owned by the original owner, this stunning modern duplex is located in one of the best locations in sought-after Richmond SW, backing directly onto a huge green space—offering privacy, views, and an unbeatable setting. Boasting over 2,800 sq.ft. of total living space, this home features a stylish stucco exterior and a bright South-facing front exposure. The main floor showcases elegant hardwood flooring throughout, enhanced by abundant pot lights and a contemporary open-concept design. The chef-inspired kitchen is a true centerpiece, complete with built-in oven and microwave, gas cooktop, stainless steel appliances, a central quartz island with undermount sink, and a sleek glass canopy hood fan. The adjacent family room features a modern electric fireplace with glass and stone accents, along with custom built-in cabinetry. A spacious living room, dining area, and a 2-piece powder room complete the main level. The striking glass-panel staircase adds a touch of architectural elegance throughout. Upstairs, the luxurious primary retreat offers custom zebra blinds and a walk-through closet with built-in drawers and shelving, leading to a spa-like ensuite featuring dual sinks, a deep soaker tub, a fully tiled shower, and a custom lighted mirror. Two additional well-sized bedrooms and a beautifully finished full bathroom complete the upper level. A standout feature is the dedicated laundry room with sink and extensive built-in cabinetry for added storage. The upper hallway is enhanced with glass railings and a large skylight, flooding the space with natural light. The professionally developed basement offers a spacious recreation area with ample pot lighting, an additional bedroom, and a full bathroom—ideal for guests or extended family. The utility room includes a high-efficiency furnace and central vacuum system. Step outside to the huge

rear deck with glass and aluminum railings, plus a built-in BBQ gas line, nice landscaping with a firepit —perfect for entertaining. The property also includes an oversized double detached garage, fully insulated, drywalled, painted, and equipped with its own electrical panel. This exceptional home combines modern design, quality finishes, and a premium location—truly a rare find. Please call today and view this gem!