



GRASSROOTS
REALTY GROUP

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2138 28 Avenue SW
Calgary, Alberta

MLS # A2304959



\$1,398,000

Division:	Richmond		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,788 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, Driveway, Garage Faces Rear, Heated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Level, Underground Sprinklers, Views		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Smart Home, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	TV in Living Room and Family Room in lower level		

OPEN HOUSE SATURDAY MAY 2ND - 12PM TO 3PM. A rare opportunity to own an exceptional four-level residence with private elevator access in the heart of South Calgary, moments from vibrant Marda Loop. Offering over 3,500 sq ft of developed living space, this remarkable home blends refined design, advanced technology, and everyday comfort with rare long-term livability. Striking street appeal and a private front courtyard create a memorable first impression. Inside, the main floor is bright and beautifully appointed, anchored by a sun-filled south-facing living room with expansive windows and a polished designer tile gas fireplace. Rich hardwood flooring, custom millwork, and built-in media speakers add warmth and sophistication throughout. The kitchen is exceptionally equipped with a Brigade Professional six-burner gas range, additional wall oven, microwave, Sub-Zero side-by-side refrigerator with water and ice dispenser, two Fisher & Paykel dishwasher drawers, and a Brigade Professional wine fridge. Abundant cabinetry, expansive prep space, and a generous island with added storage make this kitchen as functional as it is elegant. The adjoining dining area opens directly onto the private rear terrace for effortless indoor-outdoor entertaining. A powder room with heated floors completes the main level. A striking open-riser staircase with glass detailing connects the home while allowing natural light to move freely throughout. The second level offers two spacious bedrooms, including one with custom built-ins, an integrated desk, cabinetry, and Murphy bed—ideal as a guest room, office, or den. The second enjoys access to a private patio. A five-piece bath with heated floors, double vanity, separate shower, and built-in storage serves this floor. The dedicated laundry room includes a Samsung washer and dryer, custom cabinetry, stainless

steel sink with integrated washboard, and plenty of storage. Occupying the entire upper floor, the primary suite is a private retreat featuring a spacious bedroom, terrace, lounge area, beverage station with sink, dishwasher, and beverage fridge, plus a custom walk-in dressing room. The elegant ensuite offers heated floors, deep soaker tub, oversized glass shower, private water closet, and refined finishes throughout. A large skylight brings in streams of light throughout the day. The fully developed lower level includes a large family/media room with built-in speakers, a full four-piece bath with heated floors, and direct access to the mudroom and attached double garage with in-floor heat, epoxy flooring, and slat-wall storage. Additional highlights include a fully integrated Control4 smart home system managing lighting, climate, security, exterior cameras, and entertainment. Perfectly positioned in one of Calgary's most desirable inner-city neighborhoods, steps to cafés, restaurants, boutiques, parks, and amenities, this extraordinary residence offers sophisticated, future-ready living without compromise.