



GRASSROOTS
REALTY GROUP

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3704 28 Avenue SW
Calgary, Alberta

MLS # A2306698



\$699,900

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,342 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Garage Faces Side, Heated Garage, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Corner Lot, Level, Low Maintenance Landscape, See Remarks, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Smart Home, Vinyl Windows, Walk-In Closet(s), WaterSense Fixture(s), Wired for Sound		
Inclusions:	N/A		

OPEN HOUSE - Sunday May 3 from 12-4pm Is there a like-new 3-bed townhome in Killarney with premium construction, smart home features, and a quick commute to downtown Calgary? Yes. This 1,342 sqft premium quality townhome delivers peace of mind, efficiency, and location just minutes from downtown, top-rated schools, parks, and transit. Earn back your time and rest easy in a quality-built innercity Calgary townhome with low condo fees. Build your family's future here. Welcome to 3704 28 Ave SW in Killarney, one of Calgary's most connected inner-city communities. Located just 5 to 10 minutes from downtown Calgary, this home puts you close to everything that matters. Walk to Killarney School or Ecole Holy Name School. Enjoy nearby amenities like Killarney Aquatic and Recreation Centre, Shaganappi Golf Course, playgrounds, and quick access to 17 Ave SW for dining and shopping. Westbrook CTrain station is under 2 km away and easy access to major routes for quick commuting. Built by award-winning Millenium Plus Homes, this property reflects a high standard of construction with over 30 inspections completed during the build. Built Green certified and thoughtfully engineered, it continues to show like new with durable materials and quality craftsmanship throughout. Inside, 1,342 sq ft spans three well-designed levels. The open main floor features a premium kitchen with quartz counters and expansive waterfall island with built-in white farmhouse style sink with plenty of room to entertain guests, premium stainless steel appliances that include a gas range and a custom built-in hoodfan. Upstairs offers two luxurious bedrooms, each with its own ensuite, plus upper-level laundry. The larger bedroom's spa-like ensuite comes with a rain shower and dual sinks. Both bedrooms and quick access laundry

shoots to the upper laundry room. The finished basement adds a third bedroom, full bathroom, and rec room wired for sound, perfect for movie nights or watching the game. Smart home features include Ecobee thermostat, Alexa integration, built-in ceiling speakers, and RING security with no monthly fees. Other lifestyle enhancement features for your convenience include the Radon mitigation system, water softener, water sense leak detection shutoff, and silent party wall construction all contribute to your home comfort and peace of mind. Condo fees are only \$200 per month, offering strong value in a high-demand inner-city location. This is where your family lives efficiently, comfortably, and connected to everything Calgary has to offer. (Some photos professionally virutually staged with AI furniture for your imagination and layout perspective) Book your showing today or come visit us at the OPEN HOUSE Sunday MAY 3 from 12-4pm!