



GRASSROOTS
REALTY GROUP

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2430 28 Avenue SW
Calgary, Alberta

MLS # A2317292



\$960,000

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,011 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Low Maintenance Landscape, No		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Pergola, Patio Furniture, Hot Tub

OPEN HOUSE Saturday June 13, 1:00-3:00. Stunning 4-bedroom custom home, offering over 2011 sqft of above grade modern elegance with an additional 909 sqft of developed basement, totaling 2920 sqft of total developed space in the desirable inner-city community of Richmond / Marda Loop. Arrive home to a gas heated garage and walk through your low maintenance landscaped yard into a luxury home with 10' foot ceilings and stunning hardwood floors throughout. The ultimate, comfortable, modern lifestyle with all the location benefits of a huge greenspace behind, minutes walk to trendy Marda Loop shopping, restaurants and a rapid commute to downtown, or hop on the Max Yellow rapid transit line. The main floor features a striking open-concept floorplan featuring a spacious foyer, a substantial office area, and a convenient 2-piece powder room. The highlight is the remarkable kitchen, dining, and living space adorned with a captivating 3-sided gas fireplace, perfect for cozy gatherings. The hardwood flooring throughout complements the home's modern aesthetic, paired elegantly with a beautiful wooden staircase. The sleek and contemporary kitchen boasts stainless steel appliances, built-in details and a sizable island, ideal for both meal preparation and entertaining. Upstairs, the high ceilings accentuate the three bedrooms, a well-appointed 5-piece bathroom and laundry room. The impressive primary bedroom retreat includes a 5-piece ensuite, a spacious walk-in closet, and large windows offering plenty of natural light and scenic views of the adjacent park. Indulge in the opulent ensuite complete with a jetted soaker tub, dual sinks, a steam shower, heated floors and a water closet for added comfort. The fully finished lower level features a 4th bedroom with an adjacent 4-piece bathroom, easy clean LVP flooring, spacious rec room and a

stylish wet bar with a convenient bar fridge. Outside, the tranquil backyard oasis provides a private escape with a hot tub, deck, pergola and direct access to the heated detached double garage. Notable features and upgrades include new Tankless On-demand hot water, an ICF concrete foundation (for additional warmth), insulated piping and Central A/C. Only a short walk to Richmond Elementary School, playground, outdoor hockey rink and community garden. Don't miss this rare opportunity to own a bespoke luxury home in a prime location, offering a luxury easy care lifestyle in an amazing inner-city community.