



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2452 28 Avenue SW
Calgary, Alberta

MLS # A2318041



\$529,900

Division:	Richmond		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,382 sq.ft.	Age:	1912 (114 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: None

Ideally located close to downtown and just minutes from the shops, restaurants, cafés, and amenities of Marda Loop, this home offers the perfect combination of urban convenience and neighbourhood charm. With incredible development potential, this property offers fantastic value backing onto green space and adjacent to a walking path. This charming and character-filled home offers a warm, inviting atmosphere from the moment you step inside. Beautiful wood floors flow throughout the main level, creating continuity and timeless appeal. Large windows in both the living and dining rooms fill the space with natural light, highlighting the home's unique details and classic craftsmanship. The living room serves as a welcoming gathering space, featuring a cozy wood-burning fireplace with a substantial wood mantel and attractive brick surround that creates a striking focal point. The seamless flow from the living room into the dining area makes entertaining easy and enjoyable, while the abundance of original character throughout the home adds charm and personality at every turn. The kitchen is both functional and bright, offering stainless steel appliances that provide modern convenience while complementing the home's classic style. Conveniently located just off the kitchen is a two-piece powder room, adding practicality for family and guests alike. The kitchen also provides direct access to the backyard, making outdoor dining, gardening, and entertaining effortless. The upper level features three comfortable bedrooms, including a spacious primary bedroom that offers a relaxing retreat at the end of the day. Two additional bedrooms provide flexibility for family members, guests, or a home office. A well-appointed four-piece bathroom serves the upper floor. Adding to the home's unique appeal is a ladder providing access to attic space, offering additional

storage potential and future possibilities. The basement remains unfinished, presenting an excellent opportunity for customization according to your needs and vision. Whether you envision additional living space, a workshop, fitness area, or simply extensive storage, the lower level provides a blank canvas for future development. The basement also houses the washer and dryer, conveniently accommodating laundry needs while preserving valuable living space on the upper levels. Step outside to discover a private backyard oasis that offers both tranquility and functionality. Surrounded by mature landscaping, the yard provides a peaceful setting for relaxing, gardening, or spending time with family and friends. Completing the property is a detached garage, providing secure parking, additional storage, or workshop space.