



**GRASSROOTS**  
REALTY GROUP

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**2412 28 Avenue SW**  
**Calgary, Alberta**

**MLS # A2318860**



**\$974,900**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,004 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Ya		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane, Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** ALARM SYSTEM EQUIPMENT

Tucked away on a quiet cul-de-sac in one of Richmond's most desirable pockets, this meticulously maintained home is being offered for the first time by its original owner. Backing directly onto a large green space and surrounded by parks and schools, this location offers an exceptional combination of privacy, convenience, and connectivity. Enjoy the benefit of no through traffic, quick access in and out of the community, and the ability to walk to the shops, restaurants, caf&eacute;s, and everyday amenities of vibrant Marda Loop. Offering over 2,900 sq.ft. of developed living space, this semi-detached home showcases quality craftsmanship and thoughtful design throughout. The bright, open-concept main floor is highlighted by hardwood flooring, flat painted ceilings, 9-inch baseboards, ceiling speakers, abundant pot lighting, and an abundance of oversized windows that flood the home with natural light. French doors off of the kitchen create a seamless connection to the rear deck and outdoor living space. Designed with both function and style in mind, the kitchen features high-gloss soft-close cabinetry, extra-thick quartz countertops, high-end stainless steel appliances, built-in oven and microwave, a large central island with a 5-burner gas cooktop, and dual pantry closets offering exceptional storage. The adjacent family room is anchored by a contemporary fireplace with custom built-ins, while the spacious dining area and front living room provide flexibility for both everyday living and entertaining. Floating cabinetry adds a modern touch throughout the home. A conveniently tucked away powder room and separate side entrance with a dedicated coat closet completes the main level. Upstairs, glass railings continue and a large skylight fills the upper hallway with natural light. The expansive primary retreat features a walk-in closet with custom built-in shelving and organizers, while

the ensuite is beautifully appointed with dual sinks, in-floor heat, a deep soaker tub, and a fully tiled walk-in shower with built-in caddy. Two additional bedrooms both with huge windows, a full bathroom, and a dedicated laundry room with sink and built-in cabinetry complete the upper level. The fully developed basement extends the living space with a spacious recreation room, a fourth bedroom, a full bathroom, and additional storage. Ceiling speakers on the lower level enhance the space, making it ideal for movie nights, entertaining, or relaxing with family and friends. The property sits on a 125' deep lot, adding that coveted extra inner city space. The year yard is completed with a full length deck, BBQ gas line, and fire pit area. The oversized double detached garage is fully insulated, drywalled, painted, and equipped with its own electrical panel. Combining an exceptional location, thoughtful upgrades, quality finishes, abundant storage, and pride of ownership throughout, this is a rare opportunity to own a truly outstanding property in one of Calgary's most sought-after communities.