



**GRASSROOTS**

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**2222 28 Street SW  
Calgary, Alberta**

**MLS # A2322118**



**\$720,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,560 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

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

**Features:** Bookcases, Built-in Features, Chandelier, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Track Lighting, Walk-In Closet(s)

**Inclusions:** None.

OPEN HOUSE SATURDAY, JUNE 20TH FROM NOON &ndash; 3 PM. Positioned on a quiet street in the mature community of Killarney, this beautifully updated 3 bedroom home offers over 2,000 sq ft of inviting living space. The open main level features hardwood floors and abundant natural light, highlighting a welcoming living room anchored by a gas fireplace and custom built ins. Adjacent to the living room, the dining area&mdash;with its stylish light fixture&mdash;provides generous space for hosting memorable gatherings. The kitchen is thoughtfully appointed with a butcher block island ideal for prep work, excellent storage including a pantry, and stainless steel appliances with a newer stove and microwave. A bright breakfast nook or convenient office space overlooks the private backyard. A combined 2 piece powder room and laundry area with newer washer and dryer completes the main level. Upstairs, the second level hosts three comfortable bedrooms and an updated 4 piece main bath. The primary bedroom includes a Juliet balcony, walk in closet, and private 3 piece ensuite. The developed basement extends the living space with a spacious recreation/family room with fireplace and a large storage room that could easily be converted into an additional bedroom or office. Additional highlights include central air conditioning, a newer furnace, and Lux windows installed in 2017/2018. Outdoors, enjoy a beautifully landscaped front yard and a sunny backyard with refreshed with a generous exposed aggregate patio&mdash;perfect for summer entertaining. Parking is effortless with an oversized single detached garage. This prime location is hard to beat&mdash;just minutes from the Killarney Rec Centre, Shaganappi Point Golf Course, schools, shopping, public transit, and with quick access to 17th Avenue and Crowchild Trail.