



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2234 28 Street SW
Calgary, Alberta

MLS # A2322887



\$1,060,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,008 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Tray Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Alarm system (unmonitored), 2 TV Wall Mounts, Built-in Speakers, Pet Turf

Welcome to this exceptional custom-built home in the heart of Killarney, where elevated design meets one of Calgary's most desirable inner-city lifestyles. Offering over 2,800 square feet of developed living space, this stunning four-bedroom, 3.5-bathroom residence combines timeless finishes, thoughtful functionality, and an unbeatable location just minutes from downtown. Soaring ceilings, wide-plank oak hardwood flooring, quartz countertops throughout, and custom millwork create a home that feels both refined and inviting. A dedicated front office provides the perfect work-from-home space, while the expansive living room is anchored by a beautiful fireplace and custom built-ins. At the heart of the home, the chef-inspired kitchen features premium stainless steel appliances, extensive cabinetry, quartz surfaces, and a large central island designed for gathering and entertaining. Upstairs, the luxurious primary retreat offers a spa-inspired ensuite with dual vanities, a deep soaker tub, oversized glass shower, and walk-in closet. Two additional bedrooms, both featuring walk-in closets, provide exceptional space rarely found in comparable homes. Convenient upper-floor laundry completes the level. The fully developed lower level adds incredible flexibility with a spacious recreation room, custom built-ins, wet bar, fourth bedroom, and full bathroom. A separate side entrance creates endless possibilities for multi-generational living, extended family, guests, or teenagers seeking a space of their own. Outside, the private rear deck offers the perfect setting for summer evenings, while central air conditioning, a double detached garage, and thoughtful design throughout enhance everyday comfort and convenience. Situated in one of Calgary's most sought-after inner-city communities, Killarney offers quick access to downtown, the Westbrook LRT Station,

Shaganappi Point Golf Course, the Killarney Aquatic & Recreation Centre, parks, pathways, schools, cafés, restaurants, and boutique shopping. Combining exceptional living space with an outstanding location, this is a rare opportunity to own an exceptional home in one of Calgary’s premier neighbourhoods.