



GRASSROOTS
REALTY GROUP

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2616 28 Street SW
Calgary, Alberta

MLS # A2323899



\$1,349,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,115 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

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

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Walk-In Closet(s)

Inclusions: N/A

****BUYERS HAVE THE RARE OPPORTUNITY TO PERSONALIZE SELECT FINISHES AND DESIGN ELEMENTS ALONGSIDE THE BUILDER**.** Take advantage of the rare opportunity to creating a home that reflects your style and lifestyle. Set on an oversized 125-foot-deep lot in the heart of Killarney, this exceptional custom-built home by JTA Design offers over 3,090 sq. ft. of thoughtfully designed living space, blending elevated architecture with everyday functionality. Unlike many infills, every upstairs bedroom features its own private ensuite and walk-in closet, delivering a level of comfort and privacy rarely found in the market. A welcoming front foyer sets the tone with custom built-in cabinetry and clean architectural lines. Adjacent to the entry is a dedicated home office, while a designer powder room with boutique hotel-inspired finishes creates an impressive statement for guests. The main floor is bright and open, with expansive windows flooding the space with natural light. At the centre of the home, the kitchen seamlessly blends form and function with full-height cabinetry, quartz countertops, a generous island, walk-in pantry, and premium built-in JennAir appliance package anchored by a gas cooktop. Open sightlines connect the kitchen to the dining area and rear living room, creating an ideal layout for entertaining and everyday living. The rear living room serves as a comfortable gathering space centred around a contemporary fireplace feature wall. Oversized bi-parting patio doors open to the backyard, creating a seamless indoor-outdoor connection. A functional side-entry mudroom with built-in storage keeps daily life organized and clutter-free. Upstairs, the primary retreat is positioned at the front of the home and features a vaulted ceiling, spacious walk-in closet, and a luxurious spa-inspired ensuite complete with a steam shower. Two additional

bedrooms each include their own private ensuite and walk-in closet, offering exceptional comfort for family members or guests. A well-appointed upper laundry room completes the level. The lower level is designed for flexibility and lifestyle, featuring a spacious family room, glass-enclosed fitness studio, fourth bedroom with built-in shelving, full bathroom, and ample storage space. Located in one of Calgary's most sought-after inner-city communities, this home offers convenient access to 17 Avenue SW, Westbrook LRT Station, neighbourhood parks, the Killarney Aquatic & Recreation Centre, and Shaganappi Golf Course. Please note: All images shown are architectural renderings for illustrative purposes only.