



GRASSROOTS
REALTY GROUP

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2430 28 Avenue SW
Calgary, Alberta

MLS # A2327454



\$879,000

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,011 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Low Maintenance Landscape, No		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Storage, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	Hot Tub, Pergola		

Stunning 4-bedroom custom home, offering over 2920 sqft of total developed space in the desirable inner-city community of Richmond / Marda Loop. Arrive home to a gas heated garage and walk through your low maintenance landscaped yard into a luxury home with 10' foot ceilings and stunning hardwood floors throughout. The ultimate modern lifestyle with all the location benefits of a huge greenspace behind and only a few minutes walk to trendy Marda Loop shopping and restaurants. A quick drive to downtown, or hop on the Max Yellow rapid transit line. The main floor features a striking open-concept floorplan featuring a spacious foyer, a substantial private office, and a convenient 2-piece powder room. The highlight is the remarkable kitchen, dining, and living space adorned with a captivating 3-sided gas fireplace, perfect for cozy gatherings. The hardwood flooring throughout complements the home's modern aesthetic, paired elegantly with a beautiful wooden staircase. The sleek and contemporary kitchen boasts stainless steel appliances, built-in details and a sizable island, ideal for both meal preparation and entertaining. Upstairs, the high ceilings accentuate the three bedrooms, a well-appointed 5-piece bathroom and laundry room. The impressive primary bedroom retreat includes a 5-piece ensuite, a spacious walk-in closet, and large windows offering plenty of natural light and scenic views of the adjacent park. Indulge in the opulent ensuite complete with a jetted soaker tub, dual sinks, a steam shower, heated floors and a water closet for added comfort. The fully finished lower level features a 4th bedroom with an adjacent 4-piece bathroom, easy clean LVP flooring, spacious rec room and a stylish wet bar with a convenient bar fridge. Outside, the tranquil backyard oasis provides a private escape with a hot tub, deck, pergola and direct access to

the heated detached double garage. Notable features and upgrades include new Tankless On-demand hot water, an ICF concrete foundation (for additional warmth), insulated piping and CENTRAL A/C. Only a short walk to Richmond Elementary School, playground, outdoor hockey rink and community garden. Don't miss this rare opportunity to own a bespoke luxury home in an amazing inner-city community.