



GRASSROOTS
REALTY GROUP

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1926 28 Avenue SW
Calgary, Alberta

MLS # A2328997



\$624,900

Division:	South Calgary		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,227 sq.ft.	Age:	1969 (57 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad, Rear Drive, RV Access/Parking		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Walk-In Closet(s)		

Inclusions: None

Location is everything, and this charming two storey duplex delivers. Situated in the highly sought after community of South Calgary, this 3 bedroom, 1.5 bath home offers an excellent opportunity for families, first time buyers, or investors. The main floor features a functional galley style kitchen with newer appliances, a gas stove, ample cabinet and counter space, and an adjoining dining area with direct access to a covered rear deck overlooking the expansive backyard. A bright and spacious living room with large windows fills the home with natural light, while a convenient 2 piece bathroom completes the main level. Upstairs, the oversized primary bedroom boasts a walk-in closet and direct access to a large front balcony. Two additional bedrooms and a 4 piece Jack and Jill bathroom complete the upper floor. The partially finished basement provides a generous family room, a separate laundry area, and plenty of additional storage space. Outside, the fully landscaped yard is perfect for entertaining with both a covered deck and a large lower patio, ideal for summer BBQs and outdoor gatherings. Additional highlights include an oversized two car parking pad with rear lane access and a newer roof. Ideally located just minutes from downtown, this home is close to schools, parks, public transit, and the shops, restaurants, and amenities of vibrant Marda Loop, with convenient access to major roadways.