



GRASSROOTS
REALTY GROUP

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3620 28 Street SE
Calgary, Alberta

MLS # A2331636



\$589,000

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,021 sq.ft.	Age:	1975 (51 yrs old)
Beds:	5	Baths:	2
Garage:	220 Volt Wiring, Double Garage Detached, Garage Door Opener, Heated Gar		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Beautifully updated corner 1020 sqft bungalow in a prime location directly across from a school and playground. This well-maintained home features 3 bedrooms on the main floor, a 4-piece bathroom, convenient main-floor laundry, and a spacious living area filled with natural light from large windows. The basement offers a separate entrance with 2 bedrooms and a rented illegal suite configuration, ideal for extended family or rental income potential. Major renovations completed in 2016 include upgraded windows, drywall, insulation, siding, and roof improvements. The oversized heated garage is a standout feature with a heavily insulated ceiling, 10-foot ceilings and additional ceiling storage space for seasonal items and equipment and numerous windows for added brightness. The kitchen features warm espresso cabinetry, stainless steel appliances, and a sleek tile backsplash for a modern touch. The functional U-shaped layout offers excellent workflow, generous counter space, and abundant storage. A large window overlooks the backyard, filling the space with natural light, while bright lighting enhances its warm and welcoming feel. Additional highlights include RV parking, a gas line for BBQ hookups on the porch and a backyard concrete patio area perfect for outdoor entertaining and relaxation.