



GRASSROOTS
REALTY GROUP

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3042 28 Street SW
Calgary, Alberta

MLS # A2335224



\$849,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,191 sq.ft.	Age:	1953 (73 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached, Driveway, Tandem		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance, Storage		
Inclusions:	Stove, Refrigerator		

If you've been searching for a home in one of Calgary's most desirable inner-city communities, this is one you'll want to see. A beautifully maintained raised bungalow in the heart of Killarney offering over 1,900 square feet of fully developed living space, this home combines timeless character, thoughtful updates, and incredible flexibility. Step inside and you'll immediately notice the bright, open main floor filled with natural light. The kitchen is the heart of the home, featuring custom cabinetry, granite countertops, a large island with eating bar, quality stainless steel appliances, and plenty of space to cook, entertain, and gather with family and friends. The spacious living and dining areas flow beautifully together, while hardwood floors, updated trim, doors, lighting, and custom millwork add warmth and style throughout. The main level offers comfortable living with generous bedrooms and an updated bathroom, while the fully developed lower level features a self-contained illegal one-bedroom suite with its own separate entrance, kitchen, living room, fireplace, bathroom, and laundry. Whether you're looking for space for extended family, adult children, guests, or additional rental income, this setup offers outstanding flexibility. Outside, you'll find a private backyard perfect for relaxing or entertaining, along with a rare double tandem attached garage providing plenty of parking and storage. Situated on a 50-foot-wide by 125-foot-deep lot, this property also offers exceptional long-term value in a neighbourhood where larger lots continue to be highly sought after for both redevelopment and investment. The home has also been well cared for over the years, including a newer roof and hot water tank, giving buyers added peace of mind. But what truly makes this property special is the location. Killarney continues to be one of Calgary's most sought-after inner-city communities.

You're just minutes from downtown, Marda Loop, 17th Avenue, schools, parks, shopping, restaurants, transit, and quick access to Crowchild Trail. The street itself is surrounded by a mix of charming bungalows and beautiful new infill homes, with redevelopment throughout the area continuing to drive long-term value. Whether you're looking for a move-in ready home, a mortgage helper, an investment property, or an opportunity in one of Calgary's premier redevelopment communities, this home checks all the boxes. If you'd like more information or would like to schedule your private showing, reach out today. Come experience everything this fantastic home has to offer.