



GRASSROOTS
REALTY GROUP

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3, 2429 28 Street SW
Calgary, Alberta

MLS # A2340909



\$500,000

Division:	Killarney/Glengarry		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,283 sq.ft.	Age:	1991 (35 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 527
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Jetted Tub, No Smoking Home, Quartz Counters, Storage		

Inclusions: N/A

Welcome to this beautifully maintained and extensively updated 3-bedroom, 3-full-bathroom townhome-style unit in sought-after Killarney-Glengarry. Offering approximately 1,280 sq. ft. of comfortable living space, this east-facing home enjoys plenty of natural morning light and features an attached double garage, ample basement storage, low condo fees, and a pet-friendly complex. Numerous updates provide modern comfort and peace of mind, including a new furnace, A/C, PCO MERV 16 air cleaner, and R50 attic insulation, all completed in 2024, as well as complete Poly-B plumbing replacement. The primary bathroom features a Jacuzzi jetted tub and spacious separate shower, while the primary bedroom includes a custom California Closets system. Cellular blinds are installed throughout. The kitchen features a Samsung range and refrigerator, with an Electrolux washer and dryer. The functional layout offers three full bathrooms and comfortable living spaces, making this home ideal for families, professionals, or those looking for a low-maintenance inner-city lifestyle.

Enjoy an exceptional location just minutes from downtown Calgary, Westbrook LRT, shopping, restaurants, parks, schools, recreation, 17th Avenue, and Marda Loop. With extensive updates already completed, excellent storage, a double garage, and a highly convenient location, this is a true move-in-ready opportunity in one of Calgary's most desirable inner-city communities. Simply move in and enjoy!