

# \$750,000 - 2709 28 Avenue Sw, Calgary

MLS® #A2239637

**\$750,000**

3 Bedroom, 4.00 Bathroom, 1,454 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

**\*\*OPEN HOUSE SAT, AUG 2ND AT 2-4 PM & SUN, AUG 3RD AT 1-3 PM\*\* LIKE-NEW TOWNHOME | DOUBLE PRIMARY SUITES | FULLY-DEVELOPED | FANTASTIC INNER-CITY LOCATION |** Say hello to this like-new 3-bed townhome boasting over 2,060 sq ft of beautifully developed living space (including the basement!) located on a quiet street in Killarney—just steps from the community center, park, and tennis courts! This stunning home features a bright and airy open-concept main floor with engineered hardwood flooring, a spacious front living room with electric fireplace and ceiling-height tile feature wall, a chef's kitchen with stainless steel appliances (including gas range), quartz counters, subway tile backsplash, and ample soft-close cabinetry, plus a large dining room and mudroom with garage access. Upstairs boasts two large primary suites, both featuring tray ceilings, walk-in closets with built-ins, and luxurious 4-pc en-suite bathrooms with heated tiled floors. A laundry closet with quartz folding counter and upper cabinets, plus an extra hallway closet, adds convenience and functionality. Downstairs, the finished basement features additional living space, including a large rec room with a wet bar, a generously sized 3rd bedroom, and a 4-pc bathroom. Enjoy the private fenced front patio with gas line, detached single garage, and low condo fees in this prime inner-city location. Book your private showing today! \*VISIT MULTIMEDIA LINK FOR FULL DETAILS,



INCLUDING IMMERSIVE 3D TOUR &  
FLOORPLANS!\*

Built in 2021

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2239637      |
| Price          | \$750,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,454         |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2709 28 Avenue Sw   |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 0R7             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings                                     |

|                 |                         |
|-----------------|-------------------------|
| Heating         | Forced Air, Natural Gas |
| Cooling         | None                    |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Electric                |
| Has Basement    | Yes                     |
| Basement        | Finished, Full          |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Back Lane                       |
| Roof              | Asphalt                         |
| Construction      | Brick, Composite Siding, Stucco |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 19              |
| Zoning         | R-CG            |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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