



THE
A-TEAM

**RE/MAX
FIRST**

3604 28 Avenue, Calgary T3E 0S1

MLS®#: **A2121033**

Area: **Killarney/Glengarry**

Listing Date: **04/11/24**

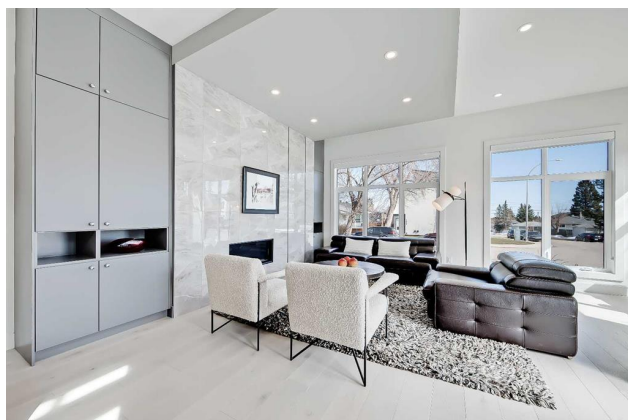
List Price: **\$1,099,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,951

Year Built:

2018

Low Sqft:

Ttl Sqft:

1,951

Lot Information

Lot Sz Ar:

3,003 sqft

Lot Shape:

DOM

38

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Corner Lot,Few Trees,Front Yard,Lawn,Low Maintenance Landscape,Landscaped,Private Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Built-in Features,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Storage,Walk-In Closet(s),Wet Bar,Wired for Sound

Utilities:

Room Information

Room

Living Room

Dining Room

Bedroom

Bedroom

4pc Bathroom

Bedroom

Level

Main

Main

Second

Second

Second

Basement

Dimensions

20`1" x 15`6"

11`8" x 10`0"

13`5" x 11`7"

13`10" x 11`8"

12`11" x 10`8"

Room

Kitchen

2pc Bathroom

Bedroom

Laundry

5pc Ensuite bath

Game Room

Level

Main

Main

Second

Second

Second

Basement

Dimensions

16`0" x 14`6"

12`2" x 10`1"

8`1" x 6`0"

22`7" x 18`11"

4pc Bathroom	Basement	Legal/Tax/Financial
Title: Fee Simple	Zoning: DC (pre 1P2007)	
Legal Desc:	1910074	Remarks
Pub Rmks:	*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!* This ONE-OF-A-KIND like-new infill in Killarney offers the perfect blend of modern luxury and urban convenience. The location is ideal for families, situated across from Holy Name School and within walking distance of other schools like Killarney School and Glendale School. Easy access to 17 Ave and Crowchild Trail ensures seamless connectivity to Downtown and other parts of the city, while nearby transit options, including the Westbrook Station, provide convenient commuting alternatives. Boasting 4 beds, 3.5 baths, and over 2,700 square feet of living space across three levels, this home is designed for comfort and style. The main floor features 10-foot ceilings, engineered oak hardwood flooring, and an open-concept layout. The living room, with picturesque windows and a custom contemporary feature wall with a gas fireplace and built-ins, creates a cozy atmosphere, while the sleek kitchen is equipped with upgraded cabinets, quartz countertops, and a 5-BURNER GAS STOVE. A custom STAIRCASE FROM MAIN TO UPPER FLOOR WITH GLASS RAILINGS leads to the sun-soaked upper level. The primary suite impresses with its ensuite bathroom and expansive walk-in closet, while two additional bedrooms share a full bath. The basement offers additional living space with a wet bar and entertainment area. Outside, the West-facing backyard is perfect for outdoor relaxation, featuring upgraded landscaping and a poured concrete hot tub pad. With a triple detached garage and proximity to amenities like the Killarney Aquatic & Recreation Centre, this property offers the ultimate urban lifestyle in one of Calgary's most desirable neighbourhoods. Contact us today for your private showing!	
Inclusions: Property Listed By:	None RE/MAX House of Real Estate	

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

