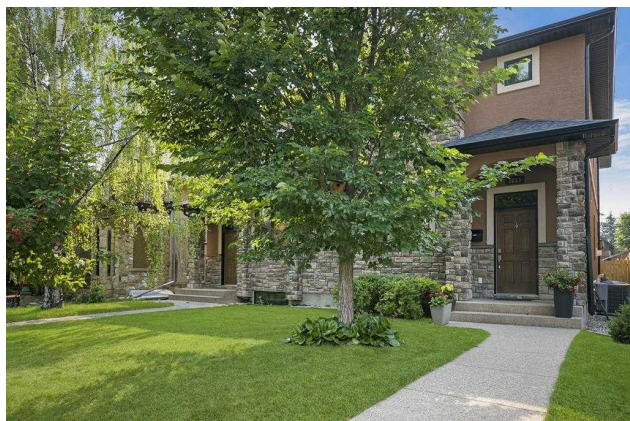




2013 28 Street, Calgary T3E 2H3

MLS®#: **A2147965** Area: **Killarney/Glengarry** Listing Date: **07/11/24** List Price: **\$839,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2008**
Lot Information
 Lot Sz Ar: **3,124 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **1,958**
 Low Sqft:
 Ttl Sqft: **1,958**

DOM

67
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame**
 Heating: **Fireplace(s),Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Ext Feat: **Private Entrance,Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Warming Drawer,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Crown Molding,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Walk-In Closet(s),Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`5" x 14`4"	Mud Room	Main	7`10" x 4`8"
Kitchen With Eating Area	Main	14`4" x 13`1"	Dining Room	Main	13`1" x 9`10"
Office	Main	10`9" x 10`11"	2pc Bathroom	Main	5`11" x 4`10"
Entrance	Main	7`11" x 7`8"	5pc Ensuite bath	Upper	11`2" x 10`10"
Bedroom - Primary	Upper	14`1" x 12`10"	Walk-In Closet	Upper	7`9" x 5`4"
Library	Upper	6`11" x 5`11"	4pc Bathroom	Upper	8`8" x 4`11"

Bedroom
Walk-In Closet
4pc Bathroom
Nook
Storage

Upper
Upper
Basement
Basement
Basement

13`11" x 9`9"
5`1" x 4`5"
8`3" x 4`11"
7`2" x 5`1"
9`7" x 5`10"

Bedroom
Bedroom
Family Room
Furnace/Utility Room

Upper
Basement
Basement
Basement

13`3" x 9`9"
11`0" x 9`7"
19`3" x 13`4"
9`4" x 7`3"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **56610**

Zoning: **DC(pre 1P2007)**

Remarks

Pub Rmks: **Welcome to this beautiful well-built family home located in the sought-after community- Killarney/Glengarry. It offers about 2900 square feet of living space with 4 bedrooms and 4 bathrooms. It is close to all amenities -schools, malls, C-train, downtown etc. When you get in the house, you will be impressed by the fine finishes and perfect layout. High ceiling with crown moldings. hardwood floor, all wood cabinets, granite counter tops make the rooms bright and spacious. A good size office to the left is a dream for someone working at home. The central air conditioner guarantees you can enjoy life all year around. The house is also wired for sound. Upstairs has three good size bedrooms including master bedroom. The master bathroom features a double vanity, jetted tub, skylight and in-floor heating. The basement is fully finished with one bedroom, one 4 piece bathroom and huge family room and a nook. The oversized lot offers a big yard with patio for BBQ season. Brand new stove and dishwasher. Come to have a look while it is still available.**

Inclusions: **N/A**
 Property Listed By: **Grand Realty**

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