



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2231 28 Street #2, Calgary T3E 2H5**

MLS® #: **A2169080** Area: **Killarney/Glengarry** Listing Date: **09/27/24** List Price: **\$599,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2005**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,300**  
 Low Sqft:  
 Ttl Sqft: **1,300**

DOM

**21**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Back Lane,Rectangular Lot**  
 Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Entrance,Private Yard**  
 Construction: **Stone,Stucco,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Granite Counters,Kitchen Island,No Smoking Home,Pantry,Skylight(s),Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>16`9" x 13`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`1" x 13`10"</b>
<b>Game Room</b>	<b>Basement</b>	<b>17`0" x 10`5"</b>	<b>Laundry</b>	<b>Basement</b>	<b>14`0" x 9`2"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`8" x 13`11"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`3" x 10`4"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`2" x 7`4"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>Storage</b>	<b>Basement</b>	<b>8`11" x 4`8"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$365**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG d72**

Legal Desc: **0513832**

Remarks

Pub Rmks: **\* 1st time on the market\* Welcome to this beautiful executive townhome in Killarney featuring over 1900 sq ft of developed space, an open main level with 2 separate and secure entrances, gorgeous walnut cabinetry, granite counter tops with large eat up island, Recently upgraded all brand new LG stainless steel appliances, Refinished hardwood flooring. washer & dryer. large pantry, plenty of storage, maple hardwood throughout, gas stone fire place & pot lighting. Upstairs hosts 2 large bedrooms with lots of natural light, large walk in closets & huge 4 Piece Bathroom. Finishing off the interior of the home in the basement you will find a large rec room, storage, laundry room & 3 Piece bath. Outside you have your own little patio paradise complete with aggregate concrete, gas BBQ hook up & flower beds. Centrally located and close to all amenities, parks, tennis courts, pool, schools, MRU, 5 mins drive to downtown come see why so many enjoy living in this Inner City community.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Realty Professionals**

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

















