



THE
A-TEAM

**RE/MAX
FIRST**

1931 28 Street #1, Calgary T3E 2H1

MLS®#: **A2170590** Area: **Killarney/Glengarry** Listing Date: **10/12/24** List Price: **\$593,100**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2012**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,733**
 Low Sqft:
 Ttl Sqft: **1,733**

DOM

6
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Few Trees,Front Yard,Landscaped,Street Lighting**
 Park Feat: **Assigned,Single Garage Detached**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Private Yard**

Construction: **Composite Siding,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Quartz Counters,Separate Entrance,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`6" x 11`10"
Dining Room	Main	11`0" x 6`2"
2pc Bathroom	Main	5`4" x 4`11"
5pc Ensuite bath	Third	12`8" x 10`11"
Bedroom	Second	13`5" x 11`10"
4pc Bathroom	Second	9`7" x 4`11"

Room	Level	Dimensions
Kitchen	Main	15`11" x 12`10"
Balcony	Main	18`8" x 6`10"
Bedroom - Primary	Third	15`9" x 14`7"
Walk-In Closet	Third	15`9" x 5`0"
Bedroom	Second	12`10" x 10`11"
Storage	Third	5`8" x 3`11"

Legal/Tax/Financial

Condo Fee:
\$542

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **1310108**

Remarks

Pub Rmks: **Discover modern comfort and convenience in this impeccable 3 bedroom, 2.5 bath large CORNER TOWNHOME built by Crystal Creek Homes in the popular community of Killarney, centrally located off 17 Ave SW, minutes commute to DOWNTOWN. **MOVE IN READY!! NEW PAINT THROUGHOUT, HUGE PRIMARY BEDROOM & LUXURIOUS 5 PIECE ENSUITE** Stepping inside, you will feel right at home with over 1730 sq ft of living space with spacious 9 ft ceilings, elegant hardwood flooring and fresh paint throughout. The open-concept layout connects the comfortable living room with lots of natural light, kitchen, and good sized dining area, which leads to the gorgeous back deck with a gas line and mature trees, creating the perfect atmosphere for indoor and outdoor living. The kitchen features stainless steel appliances, large center island with quartz countertops, espresso-darker stained wood cabinets with backsplash. The 2 piece bath and under stairs storage completes the main level. Second level you will discover a flex/game room, two good sized bedrooms, one with a walk in closet, 4-piece bathroom and convenient hidden laundry. These rooms offer versatility to turn into a home office, or a home theater room. Stepping on to the 3rd level you will walk into your Primary retreat featuring a huge walk in closet, and luxurious 5 piece ensuite with large soaker tub, water closet, dual vanities and separate oversized shower. THE PRIMARY BEDROOM ALSO LEADS ONTO A PRIVATE EAST FACING BALCONY WITH BONUS STORAGE ROOM. Detached garage with assigned parking stall. Walking distance to Killarney Aquatic & Recreation Centre, parks, and playground. Minutes to downtown, shopping, schools, LRT and bus stops, trendy 17th Avenue and all amenities to enjoy in Killarney with easy access to major roads. Inner-city living at its best! Call for your private showing!**

Inclusions:
Property Listed By: **None**
RE/MAX Realty Professionals

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







