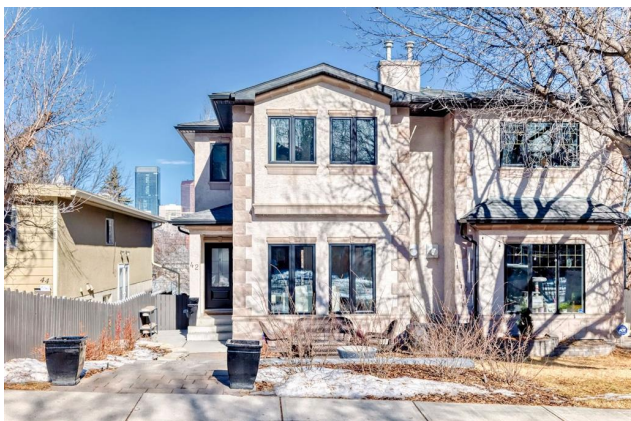




**42 28 Avenue, Calgary T2S2Y1**

MLS® #: **A2196691** Area: **Erlton** Listing Date: **02/27/25** List Price: **\$899,900**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **1999**  
Lot Information  
 Lot Sz Ar: **3,035 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane, Views**  
 Park Feat: **Double Garage Detached**

Finished Floor Area  
 Abv Sqft: **1,900**  
 Low Sqft:  
 Ttl Sqft: **1,900**

DOM

**0**  
Layout  
 Beds: **3 (3 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey, Attached-Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco, Wood Frame**  
 Heating: **In Floor, Electric, Forced Air, Natural Gas** Flooring: **Ceramic Tile, Hardwood**  
 Sewer: Ext Feat: **Balcony** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Window Coverings, Wine Refrigerator**  
 Int Feat: **No Animal Home, No Smoking Home**  
 Utilities:

Room Information

| Room             | Level | Dimensions     | Room              | Level | Dimensions     |
|------------------|-------|----------------|-------------------|-------|----------------|
| Living Room      | Main  | 15`5" x 13`11" | Kitchen           | Main  | 17`7" x 10`5"  |
| Dining Room      | Main  | 16`8" x 9`7"   | Den               | Main  | 14`0" x 11`9"  |
| 2pc Bathroom     | Main  | 4`11" x 4`10"  | Bedroom - Primary | Upper | 16`9" x 11`4"  |
| 5pc Ensuite bath | Upper | 10`5" x 7`1"   | Bedroom           | Upper | 10`11" x 10`4" |
| Bedroom          | Upper | 13`6" x 11`11" | Laundry           | Upper | 7`11" x 5`9"   |
| 4pc Bathroom     | Upper | 7`10" x 5`9"   | Game Room         | Lower | 28`0" x 19`6"  |
| 3pc Bathroom     | Lower | 10`5" x 5`2"   | Storage           | Lower | 4`3" x 4`3"    |

Furnace/Utility Room

Lower

14`11" x 13`4"

Walk-In Closet  
Legal/Tax/Financial

Upper

8`3" x 6`0"

Title:  
**Fee Simple**  
Legal Desc:

**2865AC**

Zoning:  
**M-CG**

Remarks

Pub Rmks: **Nestled within walking distance of Mission, Stampede Park, and Downtown, this meticulously renovated two-story walkout home offers breathtaking downtown views and designer touches throughout. The journey begins in the bright, modern kitchen, where exposed shelving, a spacious eat-up island, and sleek stainless steel appliances create a chef's delight. Adjacent, the dining area boasts a stylish built-in credenza with a wine fridge, opening to a balcony where the city skyline sparkles best after dark. The front living room invites relaxation with expansive south-facing windows and a cozy gas fireplace, perfect for winter evenings. A versatile central den adapts effortlessly to your needs—be it a formal dining space or a den for meeting clients. A discreet main-floor washroom is cleverly tucked beneath the staircase, while stunning engineered hardwood flows seamlessly across the main and upper levels. Ascend to the upper floor, where the massive primary bedroom stuns with panoramic downtown vistas—visible from your bed or while unwinding in the luxurious five-piece ensuite's soaker tub. A generous walk-in closet completes this sanctuary. Two additional bedrooms share a well-appointed second bathroom, and a convenient laundry room with a sink and ample storage simplifies daily life. The walkout lower level impresses with oversized windows, heated floors, and endless potential—perhaps a future legal suite. The sprawling family room accommodates a grand TV lounge and workout area, while the fourth bathroom indulges with a steam shower, ideal for post-exercise relaxation. Outside, a low-maintenance backyard patio is framed by mature trees and a detached double garage, while the south-facing front yard offers a second sunny patio space with terraced gardens and shrubbery accents. This home blends urban convenience with sophisticated comfort—an exceptional find for discerning buyers.**

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

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









