

2439 28 Street SW
Calgary, Alberta

MLS # A2217333

\$695,000

Division:	Killarney/Glengarry		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,903 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Level, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 335
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Steam Room, Walk-In Closet(s), Wired for Sound		
Inclusions:	Wall Bed (Queen-sized, built in); Sonos Speaker System (4 x separate zones); Articulated TV Mount (installed); Steam Shower (Primary ensuite)		

Boasting over 1,900 square feet above grade, this bright townhouse is perfectly located on a quiet street and sun-soaked corner lot. This unique home boasts high ceilings, spacious floor plans, and quality construction (hardwood floors, LEED Gold building certification). Restaurants, recreation (dog park, golf course, parks, pool, tennis), schools, shopping, and transit (LRT and bus) are all within walking distance. The Lower Level offers a multipurpose room and ATTACHED garage. The multipurpose room comes complete with a wall-bed, allowing you to use it as a bedroom, office, or rec room. The Second Level features a large kitchen as the focal point, complete with custom cabinetry, stainless steel appliances, quartz countertops, and a huge island. The Top Level offers two large bedrooms, each with a walk-in closet and ensuite bathroom. The Primary ensuite features steam shower. Experience a perfect blend of lifestyle and convenience - come live, work, and play in Killarney! The exterior features a fenced backyard and private, spacious balcony (complete with natural gas BBQ hookup), both of which are perfect for relaxation and entertaining. Looking for storage space? The extra cabinetry on the Second Level, the ample shelving & storage on the Lower Level, and the ceiling shelving in the Garage have got you covered. The home has both central air conditioning and humidifier. The gas stove, dishwasher, washer, dryer, and garage door have each been purchased NEW this past year. Included with property: Wall Bed (Queen-sized, built in); Sonos Speaker System (4 x separate zones); Articulated TV Mount (installed); Steam Shower (Primary ensuite) Do you have a busy lifestyle? Routine building maintenance, lawn care, and snow removal is handled for you, allowing you to focus on living, working, and playing.