

# \$750,000 - 2709 28 Avenue Sw, Calgary

MLS® #A2239637

**\$750,000**

3 Bedroom, 4.00 Bathroom, 1,454 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

LIKE-NEW TOWNHOME | DOUBLE PRIMARY SUITES | FULLY-DEVELOPED | FANTASTIC INNER-CITY LOCATION | Say hello to this like-new 3-bed townhome boasting over 2,060 sq ft of beautifully developed living space (including the basement!) located on a quiet street in Killarney—just steps from the community center, park, and tennis courts! This stunning home features a bright and airy open-concept main floor with engineered hardwood flooring, a spacious front living room with electric fireplace and ceiling-height tile feature wall, a chef's kitchen with stainless steel appliances (including gas range), quartz counters, subway tile backsplash, and ample soft-close cabinetry, plus a large dining room and mudroom with garage access. Upstairs boasts two large primary suites, both featuring tray ceilings, walk-in closets with built-ins, and luxurious 4-pc en-suite bathrooms with heated tiled floors. A laundry closet with quartz folding counter and upper cabinets, plus an extra hallway closet, adds convenience and functionality. Downstairs, the finished basement features additional living space, including a large rec room with a wet bar, a generously sized 3rd bedroom, and a 4-pc bathroom. Enjoy the private fenced front patio with gas line, detached single garage, and low condo fees in this prime inner-city location. Book your private showing today! \*VISIT MULTIMEDIA LINK FOR FULL DETAILS, INCLUDING IMMERSIVE 3D TOUR & FLOORPLANS!\*



Built in 2021

## Essential Information

MLS® #	A2239637
Price	\$750,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,454
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	2709 28 Avenue Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0R7

## Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	Built-in Features, Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt
Construction	Brick, Composite Siding, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	July 15th, 2025
Days on Market	1
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX House of Real Estate
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