

\$874,900 - 2430 28 Avenue Sw, Calgary

MLS® #A2098661

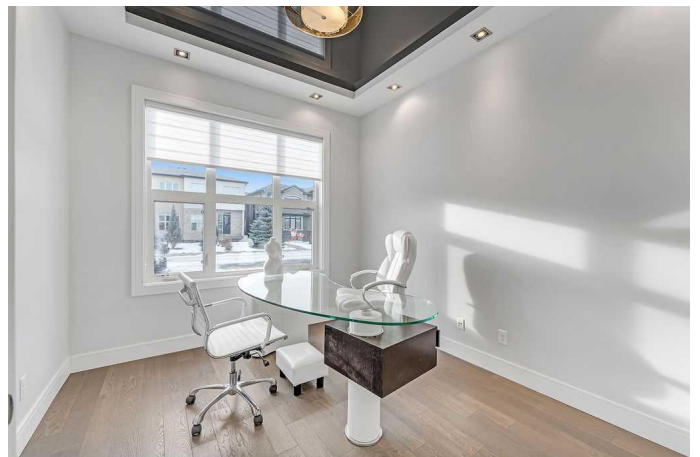
\$874,900

4 Bedroom, 4.00 Bathroom, 1,985 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

Make your Mark in the heart of Richmond with this stunning 4-bedroom, 3.5-bathroom custom home, offering over 1,985 sqft above grade of modern elegance with additional 906 sqft in the fully developed basement totalling 2,891 sqft of total developed space . Nestled on a peaceful tree-lined street, this residence boasts a seamless blend of style and comfort, backing onto a serene green space. Upon entering, you're greeted by a striking open-concept main floor featuring a spacious foyer, a substantial office area, and a convenient 2-piece powder room. The highlight is the remarkable kitchen, dining, and living space adorned with a captivating 3-sided gas fireplace, perfect for cozy gatherings. The hardwood flooring throughout complements the home's aesthetic, paired elegantly with a beautiful wooden staircase. The sleek and contemporary kitchen boasts stainless steel appliances, built-ins, and a sizable island, ideal for both meal preparation and entertaining. Upstairs, the high ceilings accentuate the two generous bedrooms, a well-appointed 5-piece bathroom, laundry facilities, and a luxurious primary bedroom. This impressive retreat includes a 5-piece ensuite, a spacious walk-in closet, and large windows offering plenty of natural light and scenic views of the adjacent green space. Indulge in the opulent ensuite complete with a spa-like jetted soaker tub, dual sinks with ample storage, a steam shower, heated floors, and a water closet for added comfort. The fully finished lower level features



a 4th bedroom with its own 4-piece bathroom, a spacious recreational room, a designated gym area, and a stylish wet bar with a convenient bar fridge. Outside, the tranquil backyard oasis provides a private escape with a hot tub, deck space, a pergola, and direct access to the detached 2-car garage. Notable features of this exceptional property include an ICF concrete foundation, insulated piping, as well as a sound bar in every wall to ensure a quiet, peaceful home, central air conditioning, and low-maintenance landscaping for effortless upkeep. Situated in the vibrant Richmond neighbourhood, enjoy easy access to downtown, top-rated schools, picturesque parks, playgrounds, and the diverse array of shops and restaurants in Marda Loop, all within walking distance. Don't miss this rare opportunity to own a bespoke luxury home in a prime location, offering both elegance and convenience.

Built in 2011

Essential Information

MLS® #	A2098661
Price	\$874,900
Sold Price	\$845,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,985
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2430 28 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1K9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Gas, See Through, Stone, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	ICF Block, Poured Concrete

Additional Information

Date Listed	January 2nd, 2024
Date Sold	March 19th, 2024
Days on Market	77

Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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