

\$680,000 - 13, 1710 28 Avenue Sw, Calgary

MLS® #A2107352

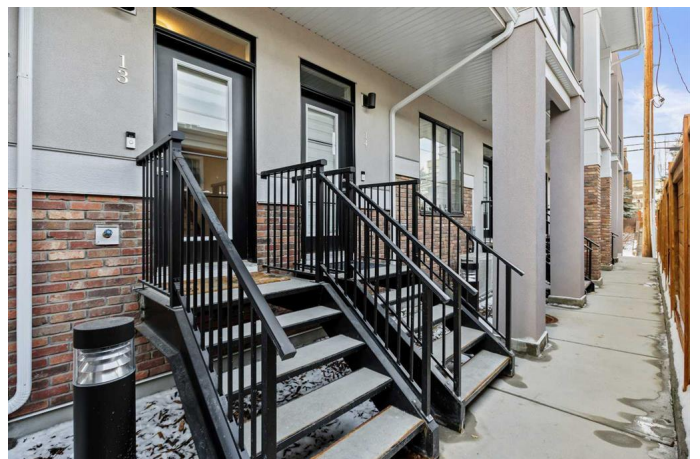
\$680,000

3 Bedroom, 3.00 Bathroom, 1,746 sqft

Residential on 0.02 Acres

South Calgary, Calgary, Alberta

Welcome to the Brooklyn Townhomes by Trico! Iconic vintage architecture with NY vibes in the highly sought after area of South Calgary/Marda Loop. This one checks all the boxes with over 1740 sq ft of above grade space, double attached garage, and a huge 530 sq ft rooftop patio with stunning DT views. As you enter the property you are greeted by the convenient lower level bedroom/den. Great guest space or bright home office. Head up to the open concept main floor with luxury vinyl plank flooring and tons of natural light from the large windows and balcony doors. Chef's dream kitchen with tons of rich cabinetry, expansive crisp quartz counters, subway tile backsplash, and upgraded stainless steel appliances with gas stove and wall oven. Open to the spacious dining area with sliding doors out to the Juliet balcony. Step into the cozy living room with feature floor to ceiling tile faced fireplace and sliding doors out to the second main floor balcony with ample space for BBQ and patio set. Open railings guide you upstairs to the dual master suites both with walk-in closets and spa-like ensuite bathrooms with heated tile flooring. The true master features his and hers dual sinks and a large walk-in shower with floor to ceiling tile and glass doors. Laundry is also conveniently located between the bedrooms with front loading washer and dryer. Head up a few more stairs to the real showstopper of this unique property.. a huge 530 sq ft rooftop patio with amazing DT skyline views!! Built in cedar



planters and tons of space for any size furniture. A hidden inner-city oasis great for entertaining or relaxing with a drink on those long summer nights. This well-appointed property also features a true double attached garage and central air conditioning ensures a comfortable climate year-round. Situated in the vibrant community of South Calgary, this home offers access to a plethora of amenities. The area boasts excellent schools and a range of recreational resources, including a skating arena, swimming pool, playgrounds, and parks, including one designed for your furry friend. A short walk away lies the lively Marda Loop, offering a diverse array of dining options, trendy tiered shopping plazas, local shops, exciting nightlife, and memorable community-hosted events. Experience the best of both worlds in this outlying area, enjoying all the amenities of city living while savoring the welcoming and friendly ambiance of a tight knit community. This Brooklyn Townhome redefines urban living with style, functionality, and a vibrant neighborhood atmosphere!

Built in 2020

Essential Information

MLS® #	A2107352
Price	\$680,000
Sold Price	\$690,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,746
Acres	0.02
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse

Style	3 Storey
Status	Sold

Community Information

Address	13, 1710 28 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1J6

Amenities

Amenities	Park, Parking, Snow Removal, Trash
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Low Maintenance Landscape, Treed
Roof	See Remarks
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 15th, 2024
Date Sold	February 27th, 2024
Days on Market	12

Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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