

\$1,099,900 - 3604 28 Avenue Sw, Calgary

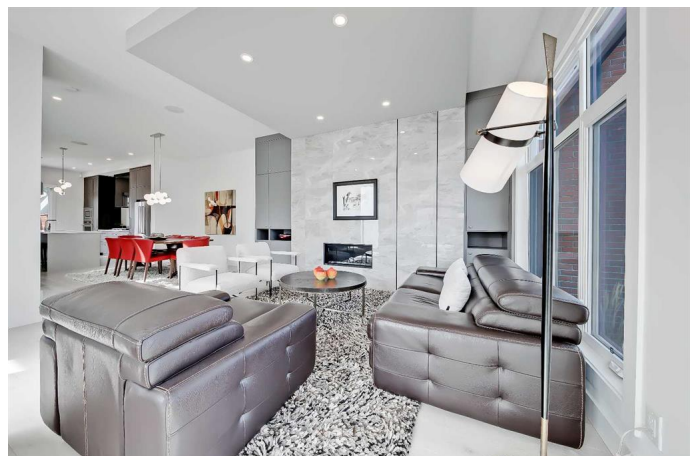
MLS® #A2121033

\$1,099,900

4 Bedroom, 4.00 Bathroom, 1,952 sqft
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! This ONE-OF-A-KIND like-new infill in Killarney offers the perfect blend of modern luxury and urban convenience. The location is ideal for families, situated across from Holy Name School and within walking distance of other schools like Killarney School and Glendale School. Easy access to 17 Ave and Crowchild Trail ensures seamless connectivity to Downtown and other parts of the city, while nearby transit options, including the Westbrook Station, provide convenient commuting alternatives. Boasting 4 beds, 3.5 baths, and over 2,700 square feet of living space across three levels, this home is designed for comfort and style. The main floor features 10-foot ceilings, engineered oak hardwood flooring, and an open-concept layout. The living room, with picturesque windows and a custom contemporary feature wall with a gas fireplace and built-ins, creates a cozy atmosphere, while the sleek kitchen is equipped with upgraded cabinets, quartz countertops, and a 5-BURNER GAS STOVE. A custom STAIRCASE FROM MAIN TO UPPER FLOOR WITH GLASS RAILINGS leads to the sun-soaked upper level. The primary suite impresses with its ensuite bathroom and expansive walk-in closet, while two additional bedrooms share a full bath. The basement offers additional living space with a wet bar and entertainment area. Outside, the West-facing backyard is perfect for outdoor



relaxation, featuring upgraded landscaping and a poured concrete hot tub pad. With a triple detached garage and proximity to amenities like the Killarney Aquatic & Recreation Centre, this property offers the ultimate urban lifestyle in one of Calgary's most desirable neighbourhoods. Contact us today for your private showing!

Built in 2018

Essential Information

MLS® #	A2121033
Price	\$1,099,900
Sold Price	\$1,085,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,952
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	3604 28 Avenue Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0S1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Dishwasher, Dryer, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	June 3rd, 2024
Days on Market	52
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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