

\$920,000 - 54 28 Avenue Sw, Calgary

MLS® #A2121241

\$920,000

5 Bedroom, 5.00 Bathroom, 1,696 sqft
Residential on 0.02 Acres

Erlton, Calgary, Alberta

Location! Location! location! Welcome to this luxury home of Upper Mission!!! This Brand New Inner-City End unit faces West and fronts onto Erlton Street and consists of rare 5 bedrooms, 4.5 baths, one roof top patio outdoor entertaining areas of an additional 148 sq.ft. Each floor are flooded with amazing natural light. The open concept main floor is contemporary, modern and inviting. Upgraded kitchen with custom soft closing drawers, stainless steel appliances and a spacious pantry. The large quartz central island is a chef's and entertainers dream. There is a large, private deck with gas hook-up perfect for entertaining. Up to the second floor there is a giant primary bedroom with ensuite and walk-in closet, there are 2 more good sized secondary bedrooms with a bright 3-piece bathroom and a laundry room that will make doing laundry feel easy. The third level is loaded with one bedroom/Flex room, 3 piece full bathroom and huge rooftop patio acting as a perfect getaway to marvel at the epic city views. The basement will be fully developed with a rec room area plus a large bedroom and another bright 4-piece bathroom. The detached garage is finished, painted. Highlights include 9 ft ceilings, 8 ft doors, Level 5 finished flat ceiling on all levels. and This home has an incredible walk score with close proximity to the LRT, MNP Rec Centre, the Saddledome & Stampede grounds, walkable to the Elbow River & extensive trail system, Stanley Park, 4th Street restaurants, bars and



shops, grocery and is a quick drive to downtown & main arteries to get anywhere you need to in or away from City.

Built in 2023

Essential Information

MLS® #	A2121241
Price	\$920,000
Sold Price	\$920,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	1,696
Acres	0.02
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	54 28 Avenue Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2Y1

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wired for Data
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Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Entrance
Lot Description	Creek/River/Stream/Pond, Low Maintenance Landscape, Interior Lot, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 8th, 2024
Date Sold	April 11th, 2024
Days on Market	1
Zoning	M-CG
HOA Fees	0.00

Listing Details

Listing Office	TrustPro Realty
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