

\$999,900 - 2220 28 Avenue Sw, Calgary

MLS® #A2121349

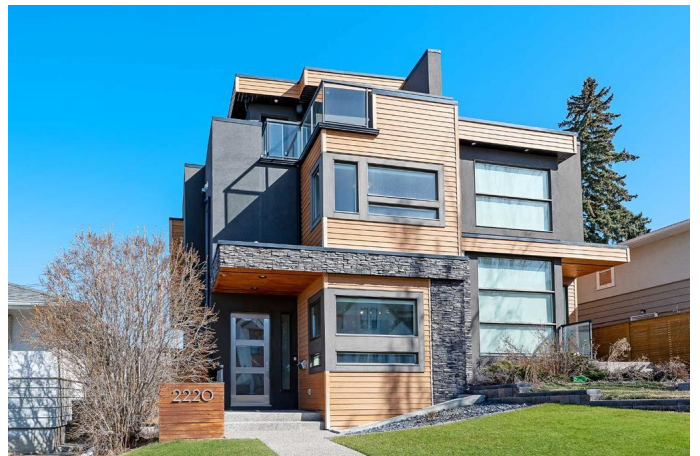
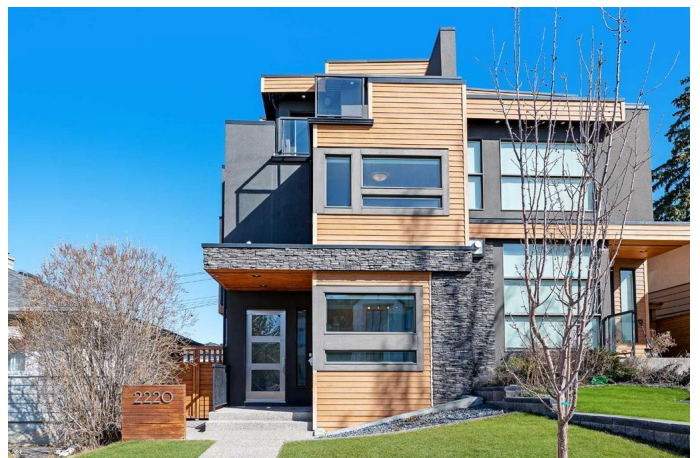
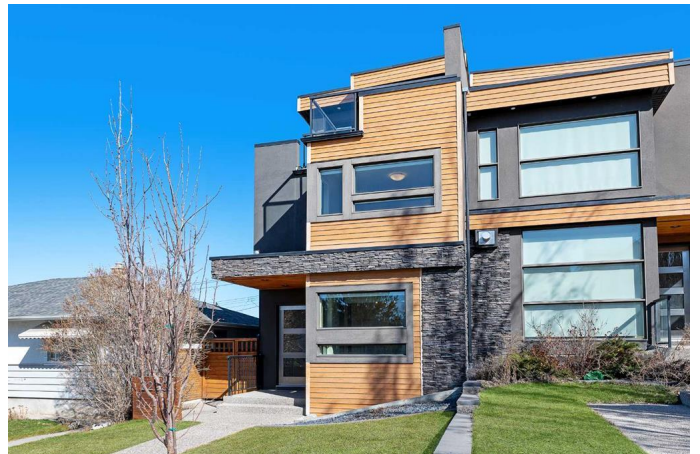
\$999,900

4 Bedroom, 5.00 Bathroom, 2,387 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

Nestled serenely on a tranquil street within the vibrant inner-city community of Richmond, this exquisite 3-level residence boasts over 3,200 sq ft of refined living space and breathtaking vistas from its rooftop terrace. The main floor exudes elegance with its hardwood floors, and a captivating oval-shaped dining room illuminated by a chic modern fixture. A culinary masterpiece awaits just steps away in the tastefully appointed kitchen, featuring quartz countertops, a striking waterfall island/eating bar, ample storage, and top-of-the-line appliances. Seamlessly connected, the inviting living room, anchored by a striking floor-to-ceiling fireplace, offers an ideal setting for gatherings. Privately situated off the foyer, a secluded den/office adorned with built-in desk and storage awaits and the main level is completed by a convenient 2-piece powder room. Ascending to the second level, discover three tranquil bedrooms, a 4-piece main bath, and a laundry room outfitted with a sink and storage. The opulent primary retreat, distinguished by a triple-sided fireplace, showcases a spacious walk-in closet and a lavish 5-piece ensuite boasting dual vanities, a soothing air jet tub, and a separate shower. Ascend to the top level, which lends itself to versatile use as an entertainment haven, guest quarters, or nanny's sanctuary. Here, a bonus room, graced with access to the rooftop patio offering panoramic vistas, awaits alongside a walk-in closet and a convenient 3-piece bath. The finished basement beckons with a



capacious recreation/media room, complete with a wet bar, a flexible space ideal for an exercise area, a fourth bedroom boasting a walk-in closet, and a convenient 3-piece bath. Outside, retreat to the secluded back deck and enjoy the convenience of the double detached insulated garage. Boasting an unbeatable inner-city location, mere moments from the dynamic hub of Marda Loop, exceptional schools, premier shopping destinations, public transit, and easy access to Crowchild Trail, this exceptional residence offers the epitome of sophisticated urban living.

Built in 2011

Essential Information

MLS® #	A2121349
Price	\$999,900
Sold Price	\$990,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,387
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	2220 28 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1K7

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Insulated

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 9th, 2024
Date Sold	April 12th, 2024
Days on Market	3
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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