

\$1,299,900 - 2108 28 Avenue Sw, Calgary

MLS® #A2122703

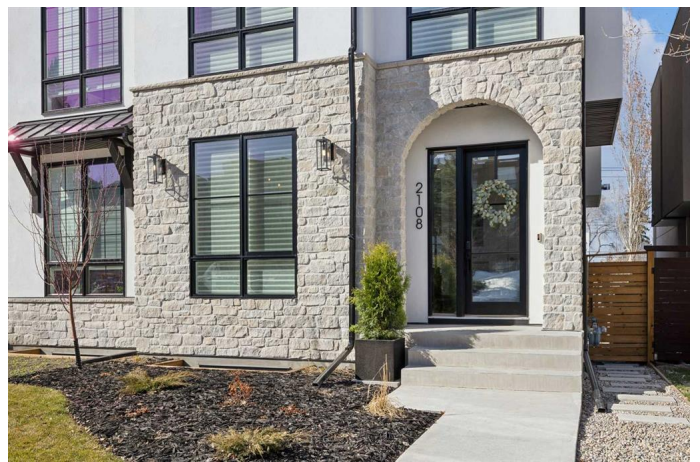
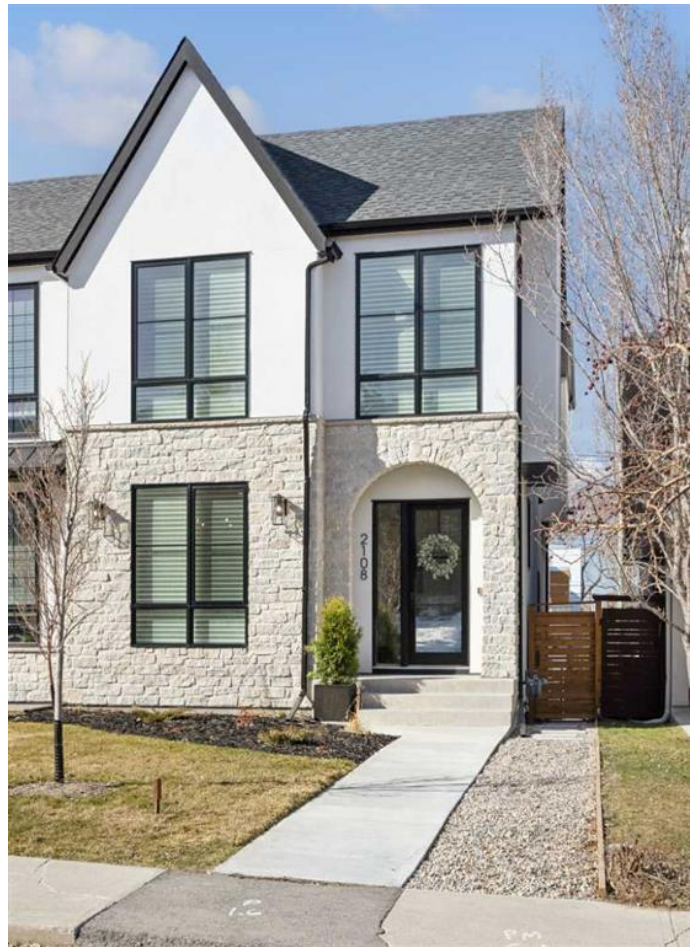
\$1,299,900

4 Bedroom, 4.00 Bathroom, 2,021 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

Built in 2023 by Resovia Homes, this inner-city 3 + 1 bedroom luxurious semi-detached infill with over 2,700 sq ft of developed living space, features a WALK-OUT BASEMENT with RADIANT IN-FLOOR HEAT and CENTRAL AIR-CONDITIONING. Nestled on a quiet fully developed street giving you certainty of your surroundings with high end attached and detached homes, this home is a testament to quality craftsmanship and design. The exquisite exterior European-style stone masonry extends indoors to the gas fireplace and is an elegant design upgrade not often seen in this market segment. The bright and open-concept main floor features soaring 10'™ ceilings, large windows, custom full height cabinetry, designer lighting, high end built-in kitchen appliances by Fisher & Paykel, a full rear mud-room entrance with plenty of storage, and wide plank hardwood floors. Open the dual sliding rear doors to your elevated rear deck, featuring a natural gas connection for your barbeque or radiant heater, along with an elegant woodgrain Duradek surface. The custom hood fan, discreetly hidden microwave, paneled counter depth refrigerator and paneled dishwasher along with a 13'™ long leathered granite island featuring a Brizo designer faucet makes this kitchen a show stopper and perfect for both entertaining as well as day to day living. The commanding 4'™ wide hardwood stairway leads to the upper floor where you will find three bedrooms, two 5-piece baths, a full



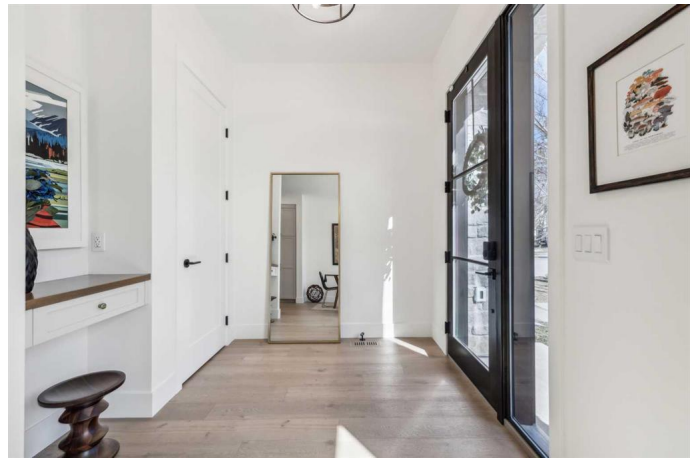
laundry room w/sink and linen closet. The primary bedroom at the rear is a calming retreat with a chandelier, vaulted ceiling, walk-in closet with ample built-ins and City views. The spa-like primary ensuite features a curbless shower with bench and niche, separate toilet closet, dual sinks, a freestanding soaker bathtub and heated floors. Hardwood in the upper floor hallway leads to two additional bedrooms, one with hardwood which is being used as an ideal work-from-home office. The lower level features a large recreational space with full wet bar and beverage fridge, 3 piece bath, 4th bedroom, a large separately enclosed storage room which could be used as a secure wine cellar, additional separate rear entrance and full lower mudroom. The double garage is fully finished and insulated, backing on to a paved alleyway, and has a dedicated circuit in place for an EV charger. The property is landscaped and the backyard is fully fenced. Further upscale features of this move-in ready smart home include elegant custom window coverings, solid core doors, a central vacuum system, tankless water heater, HRV system, high efficiency furnace, two rear decks (upper and lower), two mudrooms, ample storage, Wi-Fi enabled locks and lighting controls. All of this within walking distance to Marda Loop's fabulous coffee shops, restaurants, a wine bar, as well as Blush Lane and Safeway for your grocery needs. Excellent schools (both public and private) are close by along with quick and easy access to downtown.

Built in 2023

Essential Information

MLS® #	A2122703
Price	\$1,299,900
Sold Price	\$1,270,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,021
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold



Community Information

Address	2108 28 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1K5

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, See Remarks

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Disposal, Garage Control(s), Gas Range, Humidifier, Microwave, Range Hood, See Remarks, Washer/Dryer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Masonry
Has Basement	Yes

Basement Separate/Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features BBQ gas line, Garden, Private Yard
Lot Description Back Lane, Landscaped
Roof Asphalt Shingle
Construction Stone, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed April 12th, 2024
Date Sold May 2nd, 2024
Days on Market 20
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office MaxWell Capital Realty

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