

\$505,000 - Unit 1, 2419 28 Street Sw, Calgary

MLS® #A2127093

\$505,000

3 Bedroom, 2.00 Bathroom, 1,212 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

In the heart of trendy Killarney, this front facing CORNER unit townhome is the perfect place to call home.

This property's central location is a standout, providing easy access for downtown commutes or quick weekend escapes. Enter into the cozy living room complete with a large east-facing bay window, a gas fireplace, and new luxury vinyl plank flooring. The kitchen provides ample food preparation space and storage with TWO pantries! The dining area is larger than most of the condos in the area and includes a breakfast bar. A half bath rounds out the main floor.

The large primary suite upstairs features an east-facing private balcony, his and hers closets with direct access to the bathroom. The second bedroom on the upper floor is very spacious (nearly 12 X 13) and features a large closet. Downstairs you'll love the extra family space, huge third bedroom, laundry with laundry sink and ample storage space. The extra-large windows, sky light and patio doors in this home bring in an abundance of natural light keeping everyone happy and healthy. This friendly complex only has four units, each with a reserved plug-in parking stall as well as a visitor parking spot. Just to top off this gem, the condo board is pet friendly, diligent, and financially healthy. Recent upgrades to the building include: a new roof, sidewalks, and some fencing. This beautiful 4-unit complex is fully maintained by a professional landscaping and snow removal company. Sit back and



relax!

Perfectly positioned with amenities like Westbrook LRT station, Westbrook Mall, Killarney Aquatic and Rec Centre, Shaganappi Golf Course (with X-C skiing in the winter) as well as the boutique shops, eateries, and vibrant pubs along 17th Ave SW and in close-by Marda Loop. There's always something exciting on the horizon! Book your showing today!

Built in 1991

Essential Information

MLS® #	A2127093
Price	\$505,000
Sold Price	\$499,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,212
Acres	0.00
Year Built	1991
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	Unit 1, 2419 28 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2H7

Amenities

Amenities	Visitor Parking
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Parking Spaces	1
Parking	Alley Access, Assigned, Guest, Off Street, Plug-In, Stall

Interior

Interior Features	Breakfast Bar, Closet Organizers, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Lawn, Landscaped, Level, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	May 27th, 2024
Days on Market	17
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	Baxter & Associates Real Estate Services
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