

\$475,000 - 3, 2417 28 Street Sw, Calgary

MLS® #A2132787

\$475,000

2 Bedroom, 2.00 Bathroom, 1,251 sqft
Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

OPEN HOUSE SUNDAY June 2nd 2-4PM
Nestled in the heart of Calgary's Killarney community, this lovely unit is in a great location. Featuring a spacious living room with a cozy gas fireplace, a separate dining area, and an open kitchen, perfect for everyday living. Featuring large windows throughout, the home is filled with plenty of natural light, making it feel open and bright. Upstairs, two generously-sized bedrooms offer a cozy retreat for rest and relaxation. The rare backyard space adds an extra touch of appeal to the property. This property is also maintenance free, no shoveling or mowing lawns. The basement is unfinished, buyers are afforded the opportunity to develop the space to their personal preferences. Just a short 10-minute drive to downtown and easy access to the amenities of Killarney and nearby Marda Loop, this property offers both comfort and accessibility. Recent upgrades to the building, including a new roof, sidewalks, and fence completed within the last two years.

Built in 1991

Essential Information

MLS® #	A2132787
Price	\$475,000
Sold Price	\$460,000
Bedrooms	2
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,251
Acres	0.00
Year Built	1991
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

Community Information

Address	3, 2417 28 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2H7

Amenities

Amenities	Snow Removal
Parking Spaces	1
Parking	Alley Access, Assigned, Stall

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Entrance
Lot Description	Back Lane, Back Yard, See Remarks
Roof	Asphalt Shingle

Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	June 19th, 2024
Days on Market	34
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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