

\$999,999 - 2407 28 Avenue Sw, Calgary

MLS® #A2150689

\$999,999

4 Bedroom, 4.00 Bathroom, 2,001 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

Located in the heart of Richmond, Calgary, this exquisite modern home features 3+1 bedrooms and over 2900 sq ft of beautifully designed living space. As you enter the bright, open main level, you'll be welcomed by wide plank hardwood floors and impressive high ceilings, accentuated by recessed lighting and stylish fixtures. The foyer and spacious dining area with its soaring ceiling seamlessly flow into a kitchen finished with quartz countertops, an island/eating bar, ample storage, and a stainless steel appliance package. The living room, which boasts a feature gas fireplace, opens to the kitchen, creating an ideal space for entertaining. The main level also includes a convenient 2-piece powder room and a mudroom.

Upstairs, you'll find two generously sized bedrooms that share a 5-piece main bath, along with a handy laundry room and additional storage. The private primary suite features a walk-in closet and a luxurious 5-piece ensuite with dual sinks, a relaxing freestanding soaker tub, and a separate shower. The finished basement offers a large recreation/media room with a wet bar, a fourth bedroom, and a 4-piece bath.

Additional highlights include new air conditioning, a backyard with a deck, and access to a double detached garage. The unbeatable inner-city location is just blocks from the vibrant Marda Loop, and it's



conveniently close to excellent schools, shopping, public transit, and offers easy access to downtown via 17th Ave.

Built in 2018

Essential Information

MLS® #	A2150689
Price	\$999,999
Sold Price	\$995,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,001
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2407 28 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1L1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Range,

	Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2024
Date Sold	September 19th, 2024
Days on Market	51
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Mountain Central
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