

\$1,425,000 - 2142 28 Avenue Sw, Calgary

MLS® #A2166410

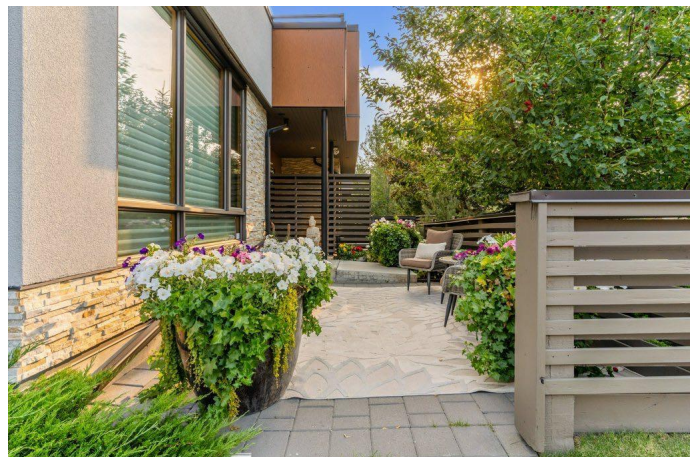
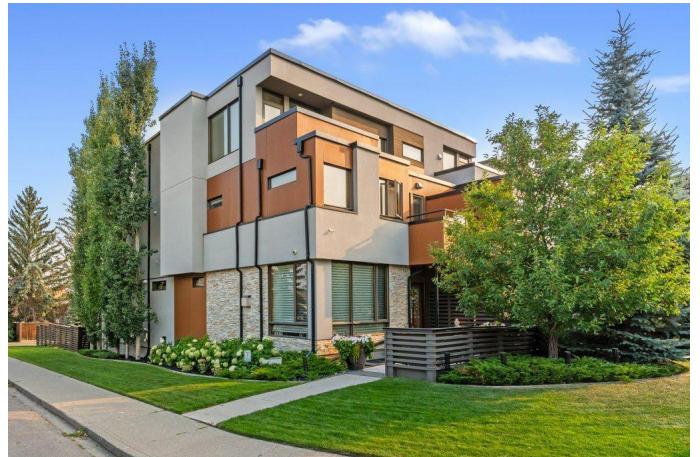
\$1,425,000

3 Bedroom, 4.00 Bathroom, 2,812 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

Welcome to this stunning corner-lot property, with professional landscaping, mature trees, and meticulously manicured yard. As you approach, a charming ground-floor front patio leads to the striking custom wooden front door. Once inside, you'll be bathed in natural light that pours into every corner of the home, highlighting the rich hardwood floors that stretch across three levels, including the elegant open-riser staircase with GLASS WALLS. The living room is a warm and inviting space, featuring a gas fireplace with a tasteful tile surround, wood veneer accents, and custom shelving. Just beyond is the chef's kitchen, a culinary masterpiece with a generous quartz waterfall countertop and a glass tile backsplash that adds texture and movement. The kitchen is fully equipped with top-of-the-line BRIGADE and MIELE appliance package, including 36-inch six-burner gas stove, built-in dishwasher, wall oven, built-in microwave, oversized fridge and freezer, and wine/beverage fridge. Don't miss the Miele coffee bar station, a perfect finishing touch to this impressive kitchen. Throughout your tour, be sure to take in the abundance of natural light thanks to the elevated and thoughtfully placed windows throughout. An ELEVATOR provides ease of movement across all levels and is a game-changer when bringing in groceries or larger items. The second floor offers two oversized bedrooms with sculptured carpeting. One bedroom features a private balcony, while the other boasts a his-and-her



closet tucked behind double french doors. This level is completed by a full four-piece bathroom, soaker tub and oversized STEAM SHOWER, along with a full laundry room that includes a window, pantry, and sink. Retreat to the third-floor master suite, where luxury and comfort merge seamlessly. This space includes a wet bar with beverage fridge, a cozy living area, walk-in closet, and a private balcony. The grand master ensuite offers a separate shower, oversized deep soaker tub, his-and-hers sinks, backlit mirrors, and under-cabinet lighting. The Fully finished basement added even more versatility to this home, with a multipurpose room perfect for a home theatre or workout area. A full four-piece bathroom and a mudroom with custom cabinets complete this level. The basement's IN-FLOOR HEATING extends to the oversized, insulated, and freshly painted garage which features an epoxy overlay floor. This home is outfitted with soft water, instant hot water, Vaccu-flo, Aqua Flo Platinum advanced reverse osmosis system, and sprinkler system. Truly an architectural gem with thoughtful design elements and high-end finishes throughout, offering an unparalleled living experience. Discovery the vibrant and evolving community of Marda Loop, where urban charm meets a thriving local economy. Currently undergoing an exciting revitalization project with lively markets, coffee bars, boutique shops and trendy restaurants. This is a highly walkable community and it awaits your arrival!

Built in 2013

Essential Information

MLS® #	A2166410
Price	\$1,425,000
Sold Price	\$1,425,000

Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,812
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Up/Down
Status	Sold

Community Information

Address	2142 28 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1K5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized

Interior

Interior Features	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Walk-In Closet(s), Bar, Breakfast Bar, Chandelier, Central Vacuum, Double Vanity, Elevator, French Door, High Ceilings, Vinyl Windows, Recessed Lighting, Skylight(s), Soaking Tub, Steam Room, Storage, Sump Pump(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Instant Hot Water, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Built-In Electric Range, Bar Fridge, Garburator, Gas Range, Humidifier, Water Conditioner, Water Purifier, Wine Refrigerator, Water Softener
Heating	Natural Gas, Boiler, Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Decorative, Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting
Lot Description	Few Trees, Back Lane, City Lot, Corner Lot, Fruit Trees/Shrub(s), Lawn, Low Maintenance Landscape, Level, Open Lot, Street Lighting
Roof	Rubber
Construction	Stucco, Composite Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2024
Date Sold	November 14th, 2024
Days on Market	56
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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