

\$825,000 - 2112 28 Avenue Sw, Calgary

MLS® #A2167510

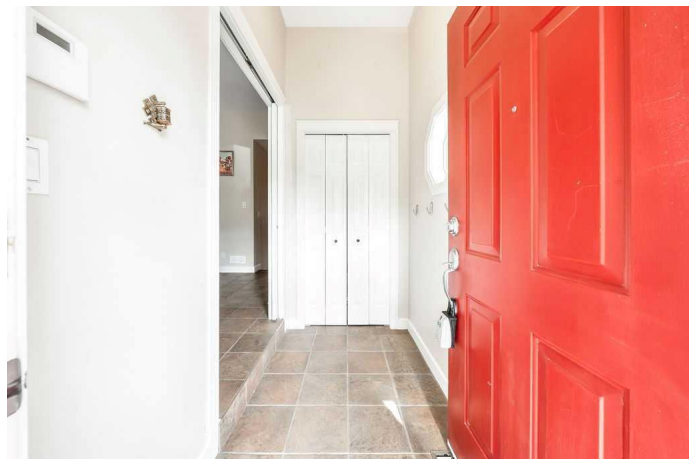
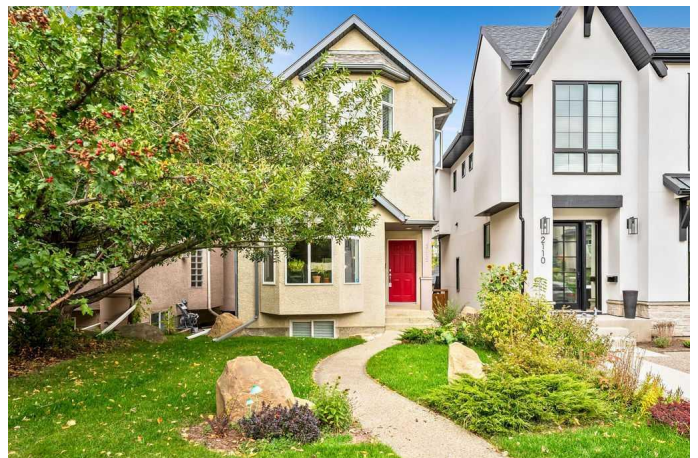
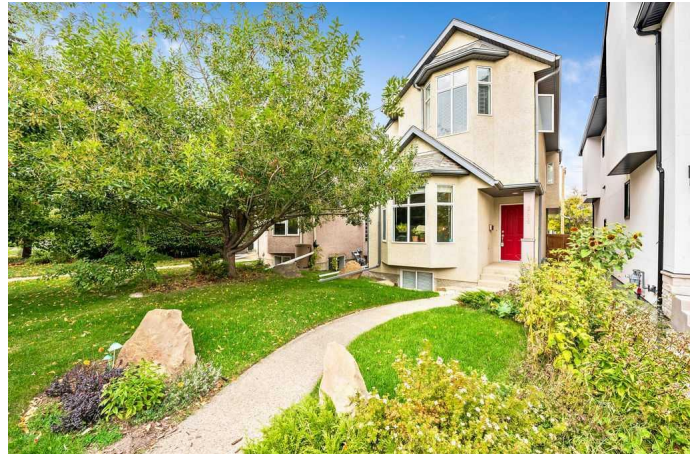
\$825,000

4 Bedroom, 4.00 Bathroom, 1,778 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

Nestled in the vibrant, walkable community of Richmond, this beautifully updated detached home is perfect for professionals seeking a balance of style and location. Just minutes from downtown, 17th Avenue, Marda Loop, and public transit, this 4-bedroom, 3.5-bathroom home offers a contemporary lifestyle in an unbeatable setting. Upon entering, you're welcomed by an open-concept living and dining area bathed in natural light from large windows. The kitchen, designed with the home chef in mind, features stone countertops, abundant cupboard space, a newly extended island, and modern appliances. The fridge, gas stove, dishwasher, and farmhouse sink, all recently updated, enhance the space with a contemporary touch, ensuring both functionality and style for your culinary adventures. Upstairs, the primary bedroom is a true retreat, boasting vaulted ceilings, two closets, and a luxurious en-suite with a soaking tub and separate shower. Two additional bedrooms on this level offer plenty of space for a home office or guest rooms, with easy access to the spacious second bathroom. Take in views of the downtown skyline and Calgary Tower from the upper north bedroom, offering a perfect backdrop to city living. The fully finished basement extends the living space with a large rec room, a fourth bedroom, a bathroom, laundry room, and ample storage. Step outside to your expansive, private deck—perfect for summer barbecues and outdoor entertaining. With



plenty of space for seating and dining, itâ€™s an ideal spot to host friends or relax after a long day. The deck seamlessly connects to the double detached garage, offering both convenience and ample storage for your vehicles and gear. Recent high-level upgrades include Poly B removal, a new hot water tank, new shingles on the garage, and designer paint throughout, giving the home a fresh, modern feel. Situated near parks, shopping, and dining, this home offers the perfect blend of comfort, convenience, and contemporary living. Whether you're walking to the trendy Marda Loop or catching a quick commute downtown, this property presents an incredible opportunity to enjoy inner-city living at its finest.

Built in 1997

Essential Information

MLS® #	A2167510
Price	\$825,000
Sold Price	\$835,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,778
Acres	0.07
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2112 28 Avenue Sw
Subdivision	Richmond
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2T 1K5

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Few Trees, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2024
Date Sold	October 11th, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.