

\$499,000 - 406 28th Avenue Ne, Calgary

MLS® #A2168664

\$499,000

3 Bedroom, 2.00 Bathroom, 991 sqft

Residential on 0.10 Acres

Winston Heights/Mountview, Calgary, Alberta

Welcome to your next adventure! This charming property, just 5 km from the vibrant heart of downtown Calgary, is the perfect blend of comfort, convenience, and community. Easy access to major transport routes and public transportation will make your daily commute a breeze!

Why You'll Love This Neighborhood:

This family-friendly area boasts excellent schools right around the corner:

- Georges P. Vanier School: Just a quick 1-minute drive (0.6 km).
- St. Joseph Elementary Junior High School: Only 5 minutes away (1.7 km).
- St. Francis High School: A short 10-minute drive (4.8 km).
- James Fowler High School: Just 4 minutes away (2.2 km).

Plus, outdoor enthusiasts will appreciate nearby parks, including Munro Park (1.2 km), Lawson's Park (2.2 km), and Confederation Park (2.1 km) – all perfect for family picnics or leisurely strolls!

Charming Property Features:

Step inside this inviting home featuring:

- 4 spacious bedrooms (3 on the main floor, 1 in the basement) and two full bathrooms, perfect for families of all sizes.
- A non-legal suite in the basement with a



private entranceâ€”ideal for guests or rental income!

- A convenient laundry room located in the basement.

Outdoor Paradise:

The expansive 4370.15 sq. ft. lot offers a lush, flat backyard, perfect for gardening or creating your own personal oasis. Imagine unwinding in your serene zen patio, with plenty of room for outdoor gatherings and play! Plus, extra parking space on the side means you'll never have to worry about finding a spot. And the pergola? It's just waiting for your creative touch!

Investment Opportunity:

Whether you're an investor looking for rental potential, a family seeking the perfect place to call home, or a renovator ready to unleash your vision, this property is a fantastic opportunity you won't want to miss.

Don't let this gem slip awayâ€”schedule your viewing today and start imagining the possibilities! Your dream home awaits!

Built in 1965

Essential Information

MLS® #	A2168664
Price	\$499,000
Sold Price	\$485,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	991
Acres	0.10
Year Built	1965

Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	406 28th Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2B5

Amenities

Parking Spaces	2
Parking	Unassigned, Underground

Interior

Interior Features	Bookcases
Appliances	Electric Stove, Range Hood, Refrigerator
Heating	Standard, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac, Landscaped, Level, Rectangular Lot
Roof	Tar/Gravel
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 27th, 2024
Date Sold	October 11th, 2024
Days on Market	14
Zoning	R-2
HOA Fees	0.00

Listing Details

Listing Office

eXp Realty

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