

\$1,149,000 - 2104 28 Avenue Sw, Calgary

MLS® #A2170800

\$1,149,000

4 Bedroom, 4.00 Bathroom, 2,547 sqft

Residential on 0.01 Acres

South Calgary, Calgary, Alberta

Welcome to this exquisite 4-bedroom, 3.5-bathroom home that blends modern design with state-of-the-art technology, located in the heart of the city! Over 3500 SQFT of living space!!!! Enjoy the convenience of being centrally located, just minutes from top-rated schools, shopping, dining, and all essential amenities. Low maintenance private backyard is perfect for entertaining!

****Key Features:****

- ****Smart Home Control:**** Crestron lighting control system allows you to effortlessly manage heat, lighting, AC, audio, and video throughout the house.
- ****Comfort & Efficiency:**** Enjoy the comfort of in-floor heating in the basement and a tankless hot water system, while the efficient AC keeps the home cool.
- ****Designer Finishes:**** Designer lighting, including a stunning Bocci chandelier and other elegant fixtures, elevate the home's aesthetic. Designer appliances from Electrolux Ikon and Miele make the kitchen a chef's dream.
- ****Entertainment-Ready:**** All floors are pre-wired for TV, while the bonus room and gym are ready for a home theater setup, perfect for movie nights and sports viewing.
- ****Master Suite & Outdoor Living:**** Wake up to breathtaking city views from the master suite and enjoy sunsets from your own private oasis.
- ****Easy Accessibility:**** Situated on multiple



entrance streets with a paved lane for added convenience.

- ****New Roof:**** A recently installed roof with a 30-year lifespan ensures peace of mind for years to come.

- ****Garage & Lighting Control:**** The garage is equipped with Crestron lighting control, offering ease and security as you come and go. Very easy access to downtown.

Experience the ultimate in comfort, convenience, and style. SELLER IS OFFERING 20K TO REPAINT

Built in 2011

Essential Information

MLS® #	A2170800
Price	\$1,149,000
Sold Price	\$1,085,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,547
Acres	0.01
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 3 Storey
Status	Sold

Community Information

Address	2104 28 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1K5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Bar Fridge, Gas Stove, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mixed
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape
Roof	Rubber
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 5th, 2024
Date Sold	December 2nd, 2024
Days on Market	58
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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