

# \$495,000 - 2, 2417 28 Street Sw, Calgary

MLS® #A2213134

**\$495,000**

3 Bedroom, 2.00 Bathroom, 1,279 sqft

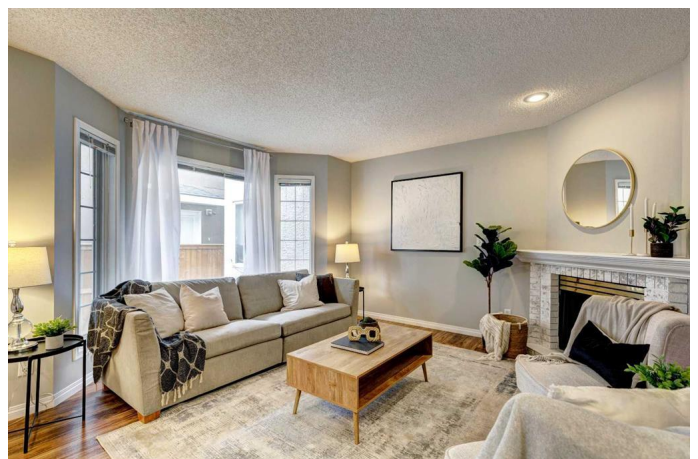
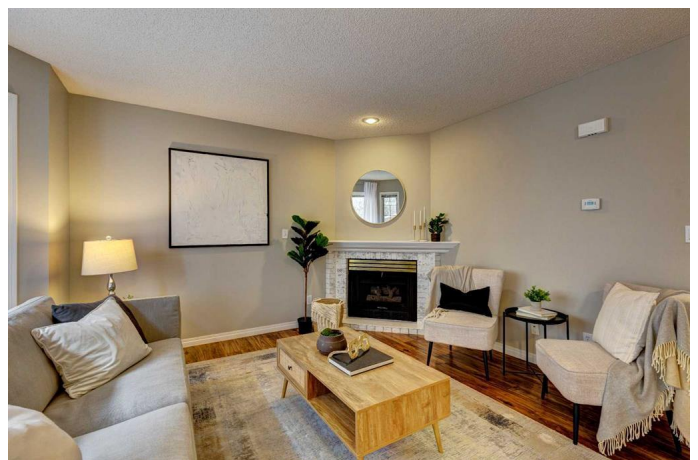
Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

In the heart of trendy Killarney, this updated townhome is the largest unit in the complex. The central location is a standout, providing easy access for downtown commutes or quick weekend escapes. As you approach your entrance, you will see one of TWO outdoor spaces. Depending on your preference, you can chase the sun or seek out the shade with an outdoor space on both sides of the building!

Enter the cozy living room complete with a bright bay window, a gas fireplace, and new luxury vinyl plank flooring. The kitchen, with new countertops and backsplash, provides ample food preparation space and storage with TWO pantries! The dining area is larger than most of the condos in the area and includes a breakfast bar. A brand-new patio door leads from the dining room to the outdoors with room for a patio set and BBQ! A half bath rounds out the main floor. The large primary suite upstairs features a large walk-in closet and a new window. The second and third bedrooms on the upper floor are both very spacious and also feature new windows. The entire home has just been freshly painted.

Downstairs you'll love the future development potential while enjoying the warm carpet underfoot, ample storage space, with laundry. The FURNANCE is new and was installed last November, the HOT-WATER tank was installed in 2024, all the POLY-B has been removed -- all the big ticket items have been completed! The extra-large windows, and patio doors in this home bring in an



abundance of natural light keeping everyone happy and healthy. This friendly complex only has four units, each with a reserved plug-in parking stall as well as a visitor parking spot. Just to top off this gem, the condo board is pet friendly, diligent, and financially healthy. Recent upgrades to the building include: a new roof, sidewalks, many windows and some fencing. A Reserve Fund Study has just been conducted earlier this year. This beautiful 4-unit complex is fully maintained by a professional landscaping and snow removal company. Sit back and relax! Perfectly positioned with amenities like Westbrook LRT station, Westbrook Mall, Killarney Aquatic and Rec Centre, Shaganappi Golf Course (with X-C skiing in the winter) as well as the boutique shops, eateries, and vibrant pubs along 17th Ave SW and in close-by Marda Loop. There's always something exciting on the horizon! Book your showing today!

Built in 1991

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2213134      |
| Price          | \$495,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,279         |
| Acres          | 0.00          |
| Year Built     | 1991          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|         |                      |
|---------|----------------------|
| Address | 2, 2417 28 Street Sw |
|---------|----------------------|

|             |                     |
|-------------|---------------------|
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 2H7             |

### **Amenities**

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Amenities      | Snow Removal, Visitor Parking                             |
| Parking Spaces | 1                                                         |
| Parking        | Assigned, Off Street, Stall, Alley Access, Paved, Plug-In |

### **Interior**

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, Closet Organizers, No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings                                          |
| Heating           | Forced Air                                                                                                                      |
| Cooling           | None                                                                                                                            |
| Fireplace         | Yes                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                               |
| Fireplaces        | Gas, Living Room, Mantle                                                                                                        |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Full, Unfinished                                                                                                                |

### **Exterior**

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Private Entrance                                                         |
| Lot Description   | Back Lane, Few Trees, Landscaped, Lawn, Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Brick, Stucco, Wood Frame                                                |
| Foundation        | Poured Concrete                                                          |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 4             |
| Zoning         | M-CG          |

### **Listing Details**

|                |                                          |
|----------------|------------------------------------------|
| Listing Office | Baxter & Associates Real Estate Services |
|----------------|------------------------------------------|

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