

# \$1,399,000 - 2031 28 Avenue Sw, Calgary

MLS® #A2255175

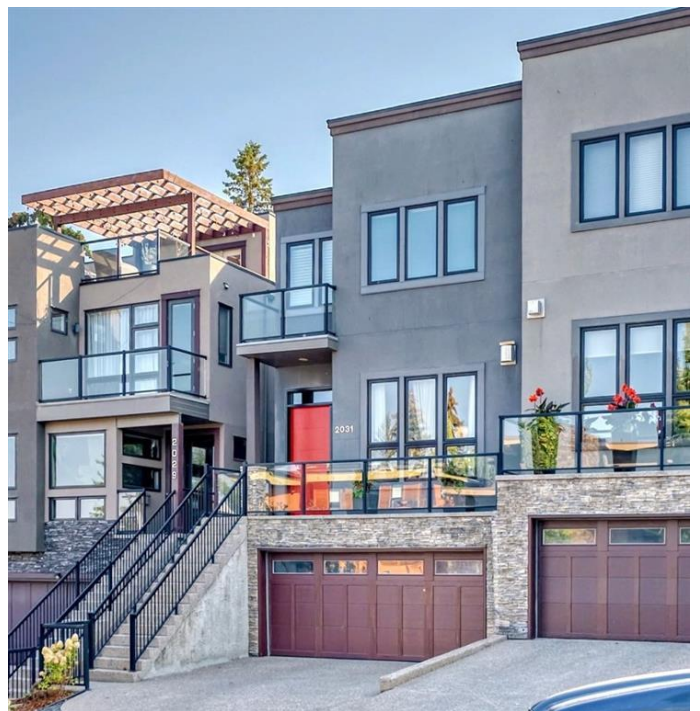
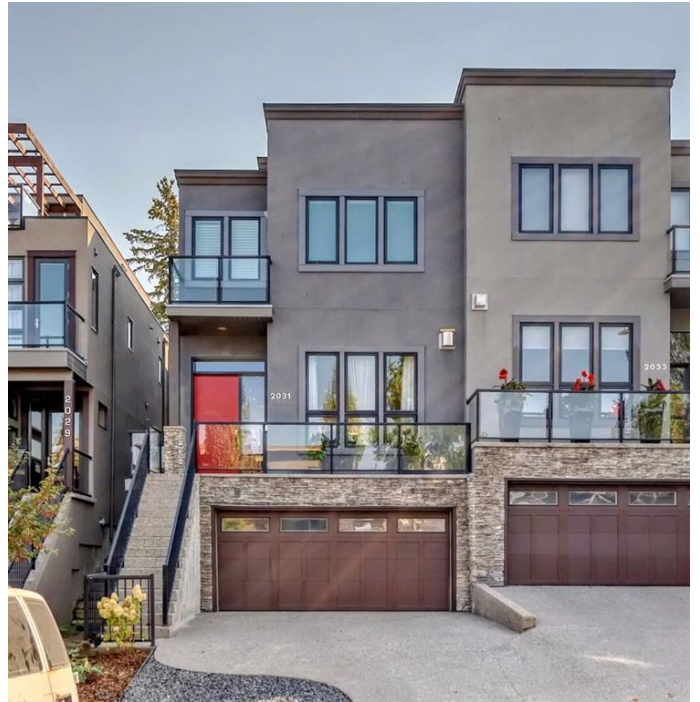
**\$1,399,000**

3 Bedroom, 3.00 Bathroom, 2,569 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

This warm and inviting home with over 3200 sf of developed living space was built for entertaining with both spectacular City views and a private garden oasis. Natural hardwood runs throughout the cozy main floor. The living room with a gas fireplace and rich custom drapery leads up a few steps to the Dining room featuring high quality illuminated built-ins. The big bright sunny kitchen was designed and built by Empire Kitchens and has both a huge island and a peninsula offering yet more storage space. With granite counter tops, stylish two toned cabinets, Wolf gas stove top with warming drawer, built in ovens, Subzero fridge, dish washer, beverage fridge and water filtration system this is a chefs dream. A family room with double doors opens to a magical South facing outdoor living space which features a beautiful sloped rock garden with a waterfall. The 400 sf patio w/gas hook up is surrounded by greenery and mature trees. It is fully fenced and showcases an exotic Kayu wooden dividing wall. Upstairs, off the primary bedroom which has a second gas fireplace, enjoy morning coffee from your private deck over looking the City. The five piece en-suite has two separate vanities, a soaker tub and heated floors. Two more bedrooms (one fitted out with custom built-ins currently acts as a second walk in closet) a four piece bath and laundry room complete this floor. The top level includes a convenient wet bar with granite countertop and boasts its own dishwasher and wine fridge. It's a perfect



space for the family to gather and opens to the amazing appox. 280 sf roof top patio with stunning views of the City and downtown skyline. The lower level offers more versatile spaces which could be used as yet another family room plus an office or work out area with in-floor heating. A separate room has just been turned into a storage space with \$5000 worth of built-ins by Californian Closet. The heated double attached garage is just down the hall and also includes a California Closet storage unit . This special home is located in vibrant sought after walkable Marda Loop with shopping, restaurants and just about every service one could need. Enjoy the central A/C, the wired in Sonos sound system which can be accessed inside and out, vacuflow, hot water on demand, humidifier, a soft water system & sprinkler system - all designed with comfort and easy in mind. Note: the entire interior of this home was recently painted, the front door and many windows were replaced in 2024.

Built in 2005

**Essential Information**

MLS® #	A2255175
Price	\$1,399,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,569
Acres	0.07
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

**Community Information**

Address	2031 28 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1K4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage, Insulated
# of Garages	2

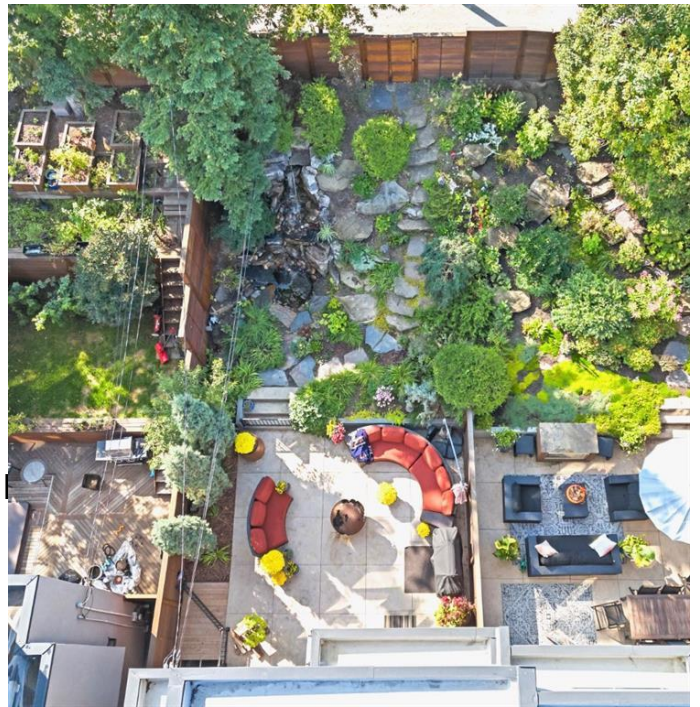
### Interior

Interior Features	Bookcases, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, Open Floorplan, Separate Entrance, Soaking Tub, Storage, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Water Purifier, Water Softener, Window Coverings, Wine Refrigerator, Instant Hot Water, Warming Drawer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Garden, Landscaped, Private, Rectangular Lot, Sloped Down, Underground Sprinklers, Waterfall
Roof	Flat, Membrane
Construction	Brick, Stucco
Foundation	Poured Concrete

### Additional Information



Date Listed	September 12th, 2025
Days on Market	10
Zoning	R-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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