

\$1,299,000 - 2031 28 Avenue Sw, Calgary

MLS® #A2255175

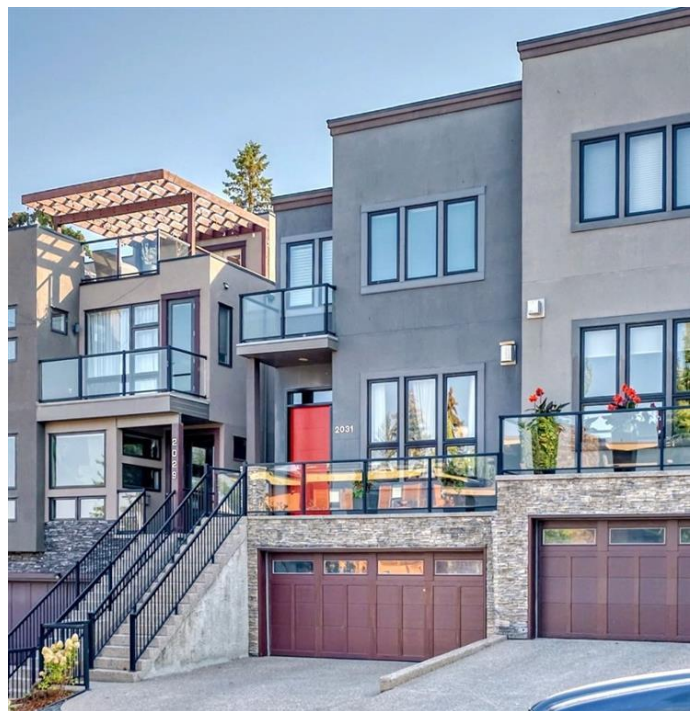
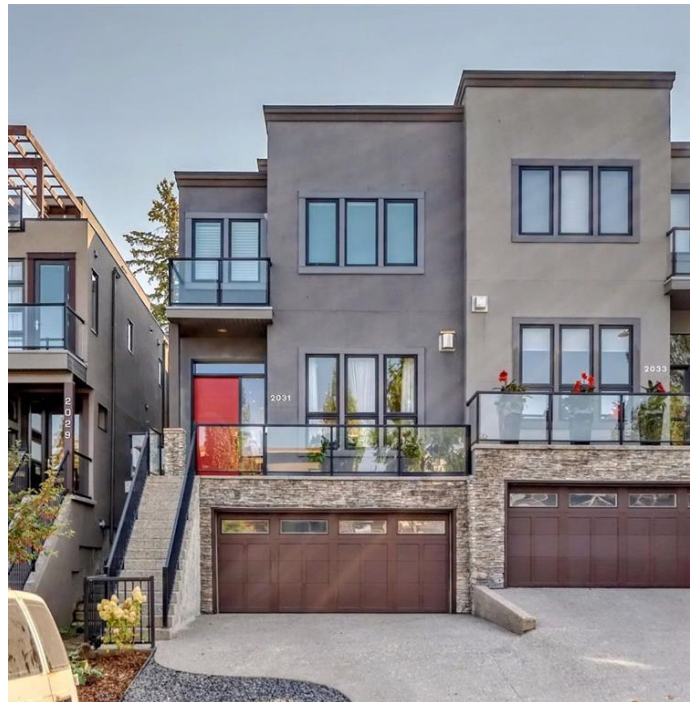
\$1,299,000

3 Bedroom, 3.00 Bathroom, 2,569 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

OPEN HOUSE SAT. OCT. 11. 2:00-4:00 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 approx. 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	\$1,299,000
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	Side by Side, 3 Storey
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, Enclosed, Insulated
# of Garages	2

Interior

Interior Features	Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Breakfast Bar, Bookcases, Closet Organizers, Granite Counters, Soaking Tub, Tankless Hot Water, Wired for Sound
-------------------	---

Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Bar Fridge, Built-In Oven, Freezer, Gas Cooktop, Humidifier, Instant Hot Water, Tankless Water Heater, Warming Drawer, Water Purifier, Wine Refrigerator, Water Softener
------------	--

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, Private Yard, Garden, Private Entrance
-------------------	---

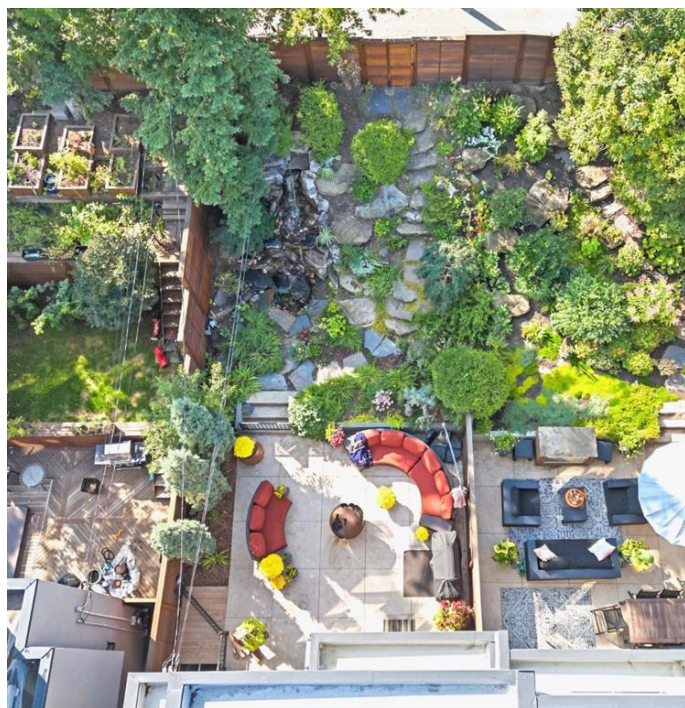
Lot Description	Back Lane, Back Yard, City Lot, Garden, Landscaped, Private, Rectangular Lot, Sloped Down, Underground Sprinklers, Waterfall
-----------------	--

Roof	Flat, Membrane
------	----------------

Construction	Brick, Stucco
--------------	---------------

Foundation	Poured Concrete
------------	-----------------

Additional Information



Date Listed	September 12th, 2025
Days on Market	28
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

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.