



\$ 1,225,000.00

1935 28 AVENUE SW CALGARY

<https://paulbrinton.com>

Simply put...Spectacular! A brilliant blend of forward thinking design, energy efficiency, sustainable materials, over 3000 SF of space + glorious views throughout the home. A re-imagined way to live for those who crave substance, efficiency, style and harmony. Main floor provides a serene principal bedroom with fireplace, renovated spa ensuite...

- 3 beds
- 5 baths
- Semi Detached
- Residential
- Active

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BASIC FACTS

Style: 3 Storey, Side by Side

MLS ® #: A1147471

Type: Semi Detached

Bedrooms: 3

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-25 17:58:14

Bathrooms: 5

Bedrooms Above Grade: 3

Date added: 10/09/21

Two Piece Bath: 1

Lot size: 3122 sq ft

Year built: 2006

Parking: Driveway, Garage Door Opener, Triple Garage Attached

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 2

Fireplace Features: Bedroom, Dining Room, Gas

Exterior Features: Garden

District: CAL Zone CC

Inclusions: Dining Table and Chairs, TV's in Kitchen/Master Bedroom/Loft, Projector and Screen, Control 4 Home Automation, Murphy Bed in basement

Total Parking: 3

Flooring: Concrete, Tile

Community Features: Schools Nearby, Playground, Shopping Nearby

Fencing: Fenced

Cooling: Central Air

Interior Features: Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, Smart Home, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound, Wood Windows



Lot Features: Back Lane,Back Yard,Garden,Landscaped

Heating Type: In Floor,Solar

Roof Type: Flat Torch Membrane

PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: Main Level

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 8

Construction Materials: Composite Siding,ICFs (Insulated Concrete Forms)

Foundation: Poured Concrete

Appliances: Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings

Subdivision Name: South Calgary

Lot Size Acres: 0.07

Levels: Three Or More

Zoning: R-C2

List Price Square Foot: \$ 486.19

Photo Count: 47

Unit Exposure: N,NE

Suite: No

Frontage Metres: 7.62M 25`0"

Living Area SF: 2571.00

Structure Type: Duplex

Restrictions: Encroachment

