



\$ 829,900.00

## 2024 28 AVENUE SW CALGARY

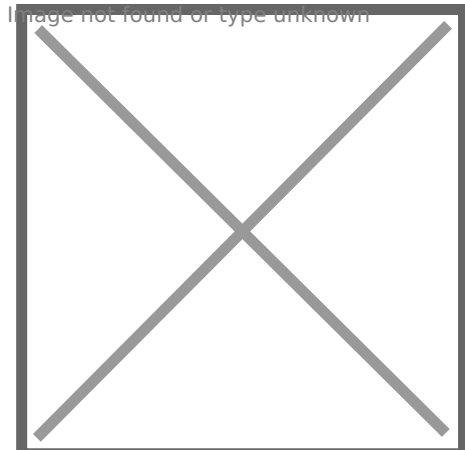
<https://paulbrinton.com>

\*\*\* Seller is including a buyer's painting package to make it your very own (main & 2nd level) \*\*\*

Welcome to this exquisite home in the sought after community of South Calgary. Just steps from all that Marda Loop has to offer and loaded with upgrades this home is a...

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

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## BASIC FACTS

**Style:** 3 Storey, Side by Side

**MLS ® #:** A1148920

**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:** 2021-11-16 18:27:11

**Bathrooms:** 4

**Bedrooms Above Grade:** 2

**Date added:** 10/09/21

**Two Piece Bath:** 1

**Lot size:** 3122 sq ft

**Year built:** 2008

**Parking:** Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 2

**Fireplace Features:** Gas

**Exterior Features:** Private Yard

**District:** CAL Zone CC

**Inclusions:** Alarm System & Equipment, Bar Fridge (x2)

**Lot Features:** Back Lane, Back Yard, Front Yard, Landscaped, Views

**Total Parking:** 2

**Flooring:** Carpet, Hardwood, Tile

**Community Features:** Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby

**Fencing:** Fenced

**Cooling:** Central Air

**Interior Features:** Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Roof Type:** Tar/Gravel



**Heating Type:** Forced Air

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** Three Or More

**Laundry features:** Laundry Room, Upper Level

**Zoning:** R-C2

**Transaction Type:** For Sale

**List Price Square Foot:** \$ 369.51

**Title Land:** Fee Simple

**Photo Count:** 49

**Rooms Above Grade:** 7

**Unit Exposure:** S

**Construction Materials:** Stucco,Wood Frame

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 7.61M 25`0"

**Appliances:** Built-In Oven,Dishwasher,Dryer,Freezer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Range Hood,Refrigerator,Trash Compactor,Washer,Water Softener,Window Coverings

**Living Area SF:** 2300.37

**Subdivision Name:** South Calgary

**Structure Type:** Duplex

**Lot Size Acres:** 0.07

**Restrictions:** None Known

