

# \$1,424,900 - 2413 28 Avenue Sw, Calgary

MLS® #A2239939

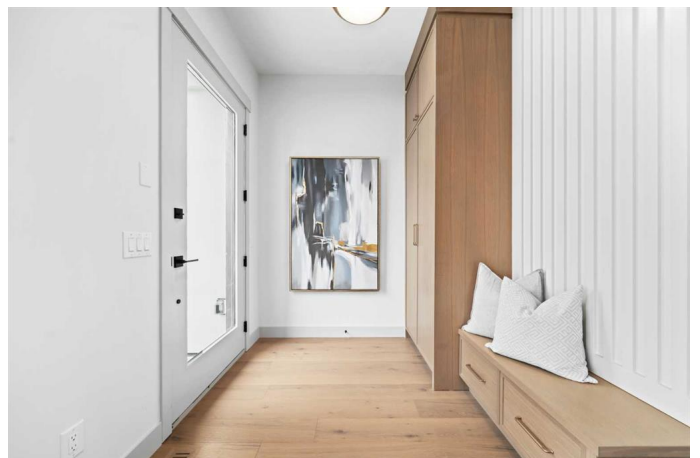
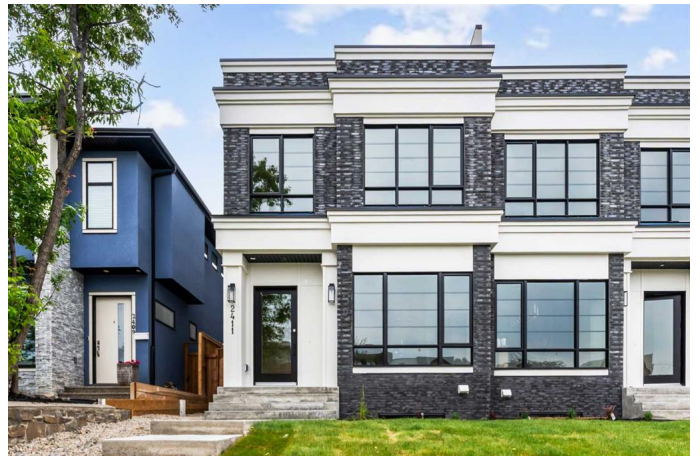
**\$1,424,900**

5 Bedroom, 5.00 Bathroom, 2,540 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

\*\*\* OPEN HOUSE: Sunday, July 20th 2:00 - 4:00 PM\*\*\* Tucked into a quiet cul-de-sac just steps from the heart of MARDa LOOP, this stunning luxury home combines thoughtful design, upscale finishings, and impressive versatility across four fully developed levels. The north-facing façade makes an elegant statement with a mix of BRICK, STUCCO, and SMARTBOARD siding, while the SOUTH BACKYARD offers sunshine and privacy all day long. Inside, the MAIN LEVEL features soaring 10' CEILINGS and wide-plank HARDWOOD floors, beginning with a welcoming FOYER with built-in bench and closet. The DINING ROOM sits at the front of the home, overlooking the peaceful street through oversized windows. At the heart of the home, the custom kitchen is both beautiful and functional with FULL-HEIGHT CABINETRY, a GAS STOVE, OVERSIZED FRIDGE, QUARTZ BACKSPLASH with ledge for spices, a WALL PANTRY, and an expansive island with storage on both sides. The bright LIVING ROOM spans the full width of the home and centres on a GAS FIREPLACE flanked by built-ins, with a sliding patio door for seamless indoor/outdoor living. A discrete hallway leads to the ENCLOSED MUDROOM with built-ins and a tucked-away POWDER ROOM positioned thoughtfully on the way to the basement. Upstairs, HARDWOOD stairs and flooring continue throughout the SECOND LEVEL, which includes a LAUNDRY ROOM with SINK and CABINETRY, a stylish 4PC



MAIN BATH, and two additional spacious bedrooms. The serene PRIMARY RETREAT features a WALK-IN CLOSET and a designer ENSUITE with COMFORT HEIGHT DOUBLE VANITY, FREESTANDING SOAKER TUB, large tiled SHOWER with STEAM ROUGH-IN, ELECTRIC FLOOR HEAT, and premium fixtures. The THIRD LEVEL adds a bright and airy BONUS ROOM with WET BAR and access to two ROOFTOP BALCONIES offering both SOUTH and NORTH VIEWS, a full 4PC BATH, and a private BEDROOM ideal for guests or a home office. The FULLY FINISHED BASEMENT is complete with a large REC ROOM, another WET BAR, a 4PC BATH, and a spacious BEDROOM—perfect for multi-generational living or entertaining. There’s also a ROUGH-IN for HYDRONIC IN-FLOOR HEAT. Outside, the backyard is fully landscaped with a GROUND-LEVEL PATIO, green space, and walkway to the DOUBLE DETACHED GARAGE. Located within easy walking distance to top-rated schools, cafes, fitness studios, grocery stores, parks, and transit, this home offers both elevated living and everyday convenience in one of Calgary’s most desirable communities.

Built in 2024

Essential Information

MLS® #	A2239939
Price	\$1,424,900
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,540
Acres	0.07
Year Built	2024

Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

### Community Information

Address	2413 28 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1L1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 15th, 2025
Days on Market	4
Zoning	R-CG

**Listing Details**

Listing Office	eXp Realty
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