

# \$1,278,000 - 2234 28 Street Sw, Calgary

MLS® #A2260146

**\$1,278,000**

4 Bedroom, 4.00 Bathroom, 1,999 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Located in Calgary's desirable Killarney community, this well-maintained home offers a fantastic open-concept floor plan with stylish design details throughout. The main level features soaring ceilings and wide-plank hardwood floors. At the front, a versatile flex room can serve as a home office, den, or dining room. The chef's kitchen is complete with sleek cabinetry accented by warm wood tones, herringbone tile backsplash, high-end appliances, and a large central island. The adjacent living room showcases a modern fireplace flanked by floating shelves and large windows with backyard views. A convenient side entrance provides access to the yard and double detached garage. Upstairs, three spacious bedrooms and two full bathrooms include a stunning primary suite with wall paneling, built-ins, vaulted ceiling, walk-in closet, and a luxurious ensuite with a glass shower, soaker tub, dual vanities, and a custom walk-in closet. The upper level offers both comfort and privacy for family or guests. The fully finished basement includes a family room with media cabinets and a wet bar, plus a fourth bedroom. Outside, the low-maintenance yard features a private deck with screens. Additional highlights include central A/C, central vacuum with attachments, alarm system, built-in speakers, in-floor heating on the lower level, and pet-friendly turf in the backyard. Ideally located near top-rated schools, boutique shops, restaurants, parks, pathways, and the Killarney



Aquatic Centre, with quick access to 17th Avenue and downtown. This home offers both convenience and an exceptional lifestyle.

Built in 2017

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2260146    |
| Price          | \$1,278,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,999       |
| Acres          | 0.07        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2234 28 Street Sw   |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E2H6              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s), Wet Bar |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window           |

|                 |                         |
|-----------------|-------------------------|
|                 | Coverings               |
| Heating         | Forced Air, Natural Gas |
| Cooling         | Central Air             |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Gas                     |
| Has Basement    | Yes                     |
| Basement        | Full                    |

## Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Lighting, Rain Gutters                      |
| Lot Description   | Back Lane, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                             |
| Construction      | Stone, Stucco, Wood Frame                   |
| Foundation        | Poured Concrete                             |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 45                   |
| Zoning         | R-CG                 |

## Listing Details

|                |                                             |
|----------------|---------------------------------------------|
| Listing Office | Top Producer Realty and Property Management |
|----------------|---------------------------------------------|

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