

**2, 1931 28 Street SW
Calgary, Alberta**

MLS # A2208652



\$665,000

Division:	Killarney/Glengarry		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,756 sq.ft.	Age:	2012 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Many Trees, Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 539
Basement:	None	LLD:	-
Exterior:	Composite Siding, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s)		
Inclusions:	N/A		

Prime Killarney Location! Experience luxurious inner-city living in this stunning Crystal Creek Homes townhouse, built by an award-winning builder. This stunning property offers over 1800 sq ft of living space, featuring 9-foot ceilings, gleaming hardwood floors, and a gourmet kitchen with quartz countertops and recently upgraded stainless steel appliances (new stove and dishwasher, 2024). Bright, open living and dining areas seamlessly connect to a large back deck, ideal for entertaining. The second level provides two spacious bedrooms, a full bath, and convenient upstairs laundry. The private third-floor master suite is a true sanctuary, complete with a spa-like ensuite featuring dual vanities, a luxurious soaker tub, an oversized glass shower, and a large walk-in closet. Enjoy panoramic city views from your private balcony, which includes added storage. Elegant light control is provided by Hunter Douglas blinds throughout. Notable upgrades include a high-end AC unit (2023), refinished cabinets and vanities (2024), and complex-wide improvements: exterior wood staining and a new primary bedroom patio vinyl (2024). A shared oversized single garage stall is included. Located just 9 minutes from downtown, with easy LRT access and Killarney's vibrant amenities at your doorstep, this immaculate home is a rare opportunity. Fully funded reserve. Schedule your private showing today!