

# \$479,900 - 2, 2417 28 Street Sw, Calgary

MLS® #A2213134

**\$479,900**

3 Bedroom, 2.00 Bathroom, 1,279 sqft

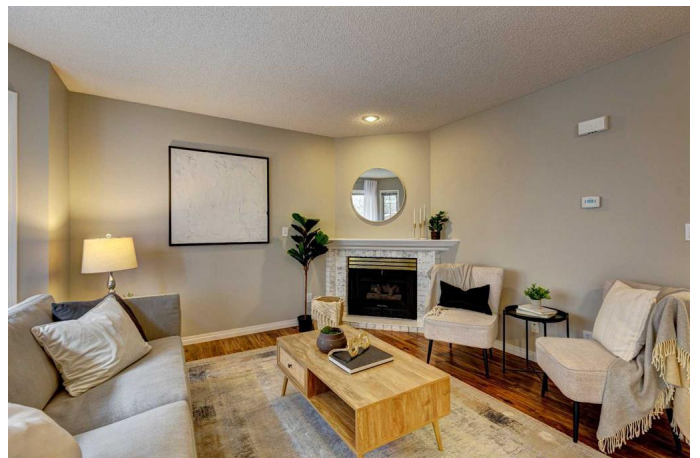
Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

In the heart of trendy Killarney, this updated townhome is the largest unit in the complex. The central location is a standout, providing easy access for downtown commutes or quick weekend escapes. As you approach your entrance, you will see one of TWO outdoor spaces. Depending on your preference, you can chase the sun or seek out the shade with an outdoor space on both sides of the building!

Enter the cozy living room complete with a bright bay window, a gas fireplace, and new luxury vinyl plank flooring. The kitchen, with new countertops and backsplash, provides ample food preparation space and storage with TWO pantries! The dining area is larger than most of the condos in the area and includes a breakfast bar. A brand-new patio door leads from the dining room to the outdoors with room for a patio set and BBQ! A half bath rounds out the main floor. The large primary suite upstairs features a large walk-in closet and a new window. The second and third bedrooms on the upper floor are both very spacious and also feature new windows. The entire home has just been freshly painted.

Downstairs youâ€™ll love the future development potential while enjoying the warm carpet underfoot, ample storage space, with laundry. The FURNANCE is new and was installed last November, the HOT-WATER tank was installed in 2024, all the POLY-B has been removed -- all the big ticket items have been completed! The extra-large windows, and patio doors in this home bring in an



abundance of natural light keeping everyone happy and healthy. This friendly complex only has four units, each with a reserved plug-in parking stall as well as a visitor parking spot. Just to top off this gem, the condo board is pet friendly, diligent, and financially healthy. Recent upgrades to the building include: a new roof, sidewalks, many windows and some fencing. A Reserve Fund Study has just been conducted earlier this year. This beautiful 4-unit complex is fully maintained by a professional landscaping and snow removal company. Sit back and relax! Perfectly positioned with amenities like Westbrook LRT station, Westbrook Mall, Killarney Aquatic and Rec Centre, Shaganappi Golf Course (with X-C skiing in the winter) as well as the boutique shops, eateries, and vibrant pubs along 17th Ave SW and in close-by Marda Loop. There's always something exciting on the horizon! Book your showing today!

Built in 1991

### **Essential Information**

MLS® #	A2213134
Price	\$479,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,279
Acres	0.00
Year Built	1991
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	2, 2417 28 Street Sw
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Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2H7

### **Amenities**

Amenities	Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Alley Access, Assigned, Off Street, Stall, Paved, Plug-In

### **Interior**

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Lane, Few Trees, Landscaped, Lawn, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 2nd, 2025
Days on Market	15
Zoning	M-CG

### **Listing Details**

Listing Office	Baxter & Associates Real Estate Services
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