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2428 28 Avenue SW
Calgary, Alberta

MLS # A2356863

$879,900

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,963 sq.ft.	**Age:**	2006 (20 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Ya		

Heating:	In Floor, Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco	**Zoning:**	R-C2
Foundation:	Poured Concrete	**Utilities:**	-

Features: Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Skylight(s), Vaulted Ceiling(s)

Inclusions: all T/V wall mounts, shelving in kids bedrooms,

Welcome to this gorgeous, beautifully updated family home, tucked away on a quiet cul-de-sac in the heart of Richmond. Backing directly onto green space, with a playground, park, elementary school and community rink just steps away, this is the perfect setting for families, offering plenty of opportunities for outdoor fun right outside your door. Plus, Marda Loop is just a quick 10-minute walk away, with plenty of shops, restaurants and everyday amenities, including Safeway, Diner Deluxe, Merchants, Starbucks and so much more! Inside, the bright and inviting main floor features an open-concept design with engineered hardwood flooring throughout and oversized windows that fill the space with natural light. The well-appointed kitchen offers an abundance of cabinetry and counter space, a pantry, centre island and brand-new fridge; perfect for everyday living and gathering with family and friends. The adjoining living and dining areas are warm and welcoming, with a cozy fireplace creating the perfect spot to gather and unwind. A functional mudroom, powder room and versatile front room, ideal for a formal dining space or home office, complete this level. Upstairs, the spacious primary retreat offers a place to relax after a long day, with vaulted ceilings, a large walk-in closet and a luxurious 5-piece ensuite featuring a steam shower and skylight. Two additional generously sized bedrooms, a full 4-piece bathroom and convenient upper-level laundry round out the second floor. The fully developed basement provides even more room to spread out, with a huge recreation area, fourth bedroom and 4-piece bathroom; ideal for guests, teens, movie nights or a space to make your own. Outside, enjoy the added privacy of having no neighbours behind you, with a great space to enjoy summer barbecues, morning coffee and relaxing evenings on the deck. Additional features and updates include a

new fridge (2026), new roof (2026), new blinds throughout (2026), hot water tank (2022), furnace (2019), central air conditioning, underground sprinkler system, composite deck, basement in-floor heating, skylights and central vacuum rough-in. With a fantastic layout, thoughtful updates and an exceptional location close to parks, schools and all that Marda Loop has to offer, this is a wonderful place to call home!

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