

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

**MLS # A2208652**



## \$665,000

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,756 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Many Trees, Other		
<b>Heating:</b>	Forced Air, Natural Gas		
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood		
<b>Roof:</b>	Asphalt Shingle		
<b>Basement:</b>	None		
<b>Exterior:</b>	Composite Siding, Stucco, Wood Frame		
<b>Foundation:</b>	Poured Concrete		
<b>Water:</b>	-		
<b>Sewer:</b>	-		
<b>Condo Fee:</b>	\$ 539		
<b>LLD:</b>	-		
<b>Zoning:</b>	M-C1		
<b>Utilities:</b>	-		

**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!