



# 2711 28 Avenue Calgary Alberta

\$749,900

Welcome to this stunning townhome in the desirable area of Killarney! With 2,054 square feet of beautifully developed living space, this 3-bedroom, 4-bathroom home offers an open floor plan that's perfect for entertaining family and friends. As you step inside, you'll be greeted by the main floor's fabulous flow, featuring engineered hardwood flooring and tile throughout. The spacious kitchen is equipped with high-quality stainless steel appliances, quartz countertops, and an oversized island with breakfast bar, providing plenty of cabinetry and pantry space for all your needs. The dining room comfortably seats eight, while the cozy living room features a gas fireplace, making it an ideal spot to relax. A convenient 2-piece bathroom completes the main floor. Upstairs, you'll find two generously sized master bedrooms, each with its own 4-piece ensuite and large walk-in closets with ample built-ins. The laundry room is conveniently located between the bedrooms. The lower level adds even more charm to this delightful home with a large third bedroom, a full 4-piece bathroom, and a spacious family/games room with a wet bar. Additional features include tray ceilings, heated en-suite floors, roughed-in vacuum system, roughed-in for air conditioning, and speakers throughout the home. Outdoor enthusiasts will appreciate the natural gas outlet on the large, fenced south-facing patio and the detached single-car garage. Don't miss your opportunity to call this wonderful home yours! (id:6769)

Primary Bedroom 14.42 Ft x 12.75 Ft  
 Bedroom 14.00 Ft x 11.83 Ft  
 4pc Bathroom 9.58 Ft x 8.58 Ft  
 4pc Bathroom 8.42 Ft x 6.67 Ft  
 Laundry room 5.92 Ft x 3.67 Ft  
 Family room 18.92 Ft x 14.58 Ft  
 Bedroom 10.92 Ft x 10.42 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft  
 Furnace 7.25 Ft x 4.75 Ft  
 Living room 12.25 Ft x 12.00 Ft  
 Kitchen 13.50 Ft x 11.83 Ft  
 Dining room 14.67 Ft x 8.42 Ft  
 2pc Bathroom 6.17 Ft x 2.75 Ft

Listing Presented By:



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