



## 2017 28 Avenue Calgary Alberta

\$1,969,999

Step into refined inner-city living with this bold three-storey home, built by Silvertip Projects, set on one of Calgary's highest points and showcasing uninterrupted skyline views from every level, just steps from the heart of Marda Loop and boasting 3,678 SQFT. The brownstone-inspired exterior makes a memorable first impression with classic red brick, sleek black accents, timeless stucco, and clean glass railings. A welcoming front balcony with a built-in fireplace sets the tone for slow mornings or cozy evening cocktails, while the fully turfed, south-facing backyard offers a low-maintenance oasis below. Inside, the entryway blends form and function with custom millwork, a built-in bench, and clever storage that includes hanging and pull-out drawers. 10 FT ceilings, huge windows, and heated tile flooring create a warm and cozy, open flow through the main level. The dining area is bathed in natural light, flanked by massive sliding doors that lead out to the balcony, where skyline views and a second fireplace elevate everyday moments. The kitchen is the heart of the home, designed to impress and perform. A 14-foot waterfall island with upgraded Caesarstone quartz, a matching quartz backsplash, a hood fan with Wi-Fi connected 48" dual-oven gas range, and an impressive 72" built-in fridge/freezer underline both beauty and function. Dark millwork adds moody sophistication, while a butler's pantry with sink and extra cabinetry, a mud room, a coffee bar, bar cooler, concealed garbage drawer, and built-in spice storage ensure everything has its place. The living room centres on a fully tiled fireplace and custom built-ins and opens to the sunny deck and backyard for seamless indoor-outdoor living. Upstairs, the primary suite offers a peaceful retreat with skyline views and a nod to the home's red brick charm carried inside. The spa-like ensuite pampers with a steam shower...

Bedroom 11.67 Ft x 10.83 Ft

Bedroom 9.67 Ft x 14.75 Ft

4pc Bathroom 10.50 Ft x 7.42 Ft

Laundry room 10.58 Ft x 5.33 Ft

Other 8.75 Ft x 7.00 Ft

Primary Bedroom 12.33 Ft x 15.33 Ft

Bedroom 13.33 Ft x 13.33 Ft

4pc Bathroom 5.17 Ft x 10.33 Ft

Office 6.25 Ft x 12.42 Ft

Recreational, Games room 13.25 Ft x 19.17 Ft

Foyer 6.75 Ft x 7.92 Ft

Dining room 13.17 Ft x 10.08 Ft

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Listing Presented By:



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5pc Bathroom	9.08 Ft x 15.33 Ft	2pc Bathroom	5.75 Ft x 4.92 Ft
2pc Bathroom	5.42 Ft x 7.50 Ft	Kitchen	15.58 Ft x 21.92 Ft
Family room	15.67 Ft x 18.17 Ft	Pantry	5.25 Ft x 7.92 Ft
Recreational, Games room	14.17 Ft x 8.50 Ft		