



## 2136 28 Avenue Calgary Alberta

\$1,495,000

Behind verdant hydrangeas and established perennials, this stately residence spans over 3700 square feet across four elegantly appointed levels, beautifully maintained to emulate a peaceful, low-maintenance oasis. Thoughtful upgrades have created a residence with a plethora of comforts, while tasteful details provide beauty to the most discerning buyers. The home boasts 3 bedrooms, 3.5 bathrooms, and a Savaria elevator granting access to all floors. The design seamlessly merges classic and modern elements, including a custom Serenade fireplace, walnut built-ins, wide plank hardwood, pot lighting, 9' flat painted ceilings, and a stunning open riser staircase. The stone courtyard front patio invites you into the main level, featuring a living room, kitchen, dining room, and half bathroom. The living room offers a striking gas fireplace with multifunction remote and built-in bookshelves for stylish storage. The gourmet kitchen is truly the heart of the home, boasting walnut cabinets with soft-close hardware, quartz countertops, glass tile backsplash, waterfall island, pull-out pantry, Brigade stainless steel appliances, wine fridge, Fisher Paykel dual drawer dishwasher, and built-in Miele espresso machine. Ascend the open riser staircase to the second level, where two large bedrooms await, one with a private balcony. This level includes a four-piece bathroom with a soaker tub and Thermasol steam shower, as well as a laundry room with built-ins and sink. The third floor is the primary retreat, where peace and luxury become part of your daily ritual. This grand space features a kitchenette/bar with sink, dishwasher, and beverage fridge for morning routines or late-night refreshments. The luxury continues with a walk-in closet, private balcony with downtown views, and an ensuite with dual vanities, soaker tub, and under-cabinet lighting. The fully developed basement prov...

5pc Bathroom 9.83 Ft x 12.25 Ft

Other 6.58 Ft x 10.00 Ft

Other 4.67 Ft x 4.33 Ft

Office 9.33 Ft x 8.25 Ft

Primary Bedroom 16.00 Ft x 13.33 Ft

Other 11.17 Ft x 9.25 Ft

Other 4.75 Ft x 4.17 Ft

Kitchen 12.83 Ft x 24.00 Ft

Living room 20.00 Ft x 17.58 Ft

Other 4.50 Ft x 10.17 Ft

4pc Bathroom 11.50 Ft x 10.50 Ft

Bedroom 19.92 Ft x 13.75 Ft

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4pc Bathroom 8.83 Ft x 4.92 Ft  
Other 4.25 Ft x 4.42 Ft  
2pc Bathroom 4.58 Ft x 5.08 Ft  
Dining room 7.17 Ft x 15.67 Ft

Bedroom 19.75 Ft x 17.83 Ft  
Other 4.67 Ft x 4.67 Ft  
Laundry room 9.50 Ft x 6.42 Ft