



## 3607 28A Avenue Calgary Alberta

\$299,990

Welcome to this beautifully updated **three-bedroom bi-level home** in SE Calgary, offering an incredible array of recent upgrades and a backyard oasis perfect for gardening enthusiasts. Step inside to discover a thoughtfully updated interior, featuring modern finishes from a **2022 renovation**, and an inviting layout that makes this home move-in ready. The bright and spacious home is complemented by a **new high-efficiency furnace (2023)** and **new windows (2018)**, ensuring comfort and energy efficiency year-round. The kitchen boasts a **new double-door fridge (2023)**, while the laundry room is equipped with a **new washer and dryer (2022)**. The exterior has been meticulously maintained and upgraded, starting with a **new roof (2022)** that includes **plywood sheathing**, **R-42 insulation**, and **new drainage systems** with modern downspouts. Outdoor spaces have been transformed into a private retreat, featuring a **new rear deck (2018)** with an extension (2022), a **gravel patio with a firepit (2021)**, and **raised vegetable gardens with gravel walkways (2021)**. The side porch, complete with a shingled roof, was added in 2021, while the **shed** received new roofing in 2023, ensuring all storage spaces are in top condition. The backyard is a peaceful haven with thoughtful touches, including pathways, two sheds, a dog run, and plenty of space to relax or entertain. Located in a welcoming community with easy access to schools, parks, and amenities, this home truly has it all. Don't miss the chance to own this upgraded bi-level gem—schedule your private showing today! (id:6769)

Primary Bedroom 10.25 Ft x 8.83 Ft

Bedroom 12.17 Ft x 8.83 Ft

Bedroom 10.42 Ft x 8.83 Ft

4pc Bathroom .00 Ft x .00 Ft

Furnace 11.00 Ft x 5.33 Ft

Dining room 11.92 Ft x 10.92 Ft

Living room 20.25 Ft x 9.25 Ft

Kitchen 11.00 Ft x 7.92 Ft

Listing Presented By:



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