



## 406 28TH Avenue Calgary Alberta

\$499,000

Welcome to your next adventure! This charming property, just 5 km from the vibrant heart of downtown Calgary, is the perfect blend of comfort, convenience, and community. Easy access to major transport routes and public transportation will make your daily commute a breeze! Why You'll Love This Neighborhood: This family-friendly area boasts excellent schools right around the corner:- Georges P. Vanier School: Just a quick 1-minute drive (0.6 km).- St. Joseph Elementary Junior High School: Only 5 minutes away (1.7 km).- St. Francis High School: A short 10-minute drive (4.8 km).- James Fowler High School: Just 4 minutes away (2.2 km). Plus, outdoor enthusiasts will appreciate nearby parks, including Munro Park (1.2 km), Lawson's Park (2.2 km), and Confederation Park (2.1 km)--all perfect for family picnics or leisurely strolls! Charming Property Features: Step inside this inviting home featuring:- 4 spacious bedrooms (3 on the main floor, 1 in the basement) and two full bathrooms, perfect for families of all sizes.- A non-legal suite in the basement with a private entrance--ideal for guests or rental income!- A convenient laundry room located in the basement. Outdoor Paradise: The expansive 4370.15 sq. ft. lot offers a lush, flat backyard, perfect for gardening or creating your own personal oasis. Imagine unwinding in your serene zen patio, with plenty of room for outdoor gatherings and play! Plus, extra parking space on the side means you'll never have to worry about finding a spot. And the pergola? It's just waiting for your creative touch! Investment Opportunity: Whether you're an investor looking for rental potential, a family seeking the perfect place to call home, or a renovator ready to unleash your vision, this property is a fantastic opportunity you won't want to miss. Don't let this gem slip away--schedule your viewing today and start imagining the possibilities! Your...

Recreational, Games room 14.70 M x 12.70 M

Den 17.30 M x 10.10 M

Office 10.00 M x 9.00 M

Other 14.10 M x 7.11 M

Laundry room 13.00 M x 3.90 M

3pc Bathroom 8.50 M x 8.10 M

Bedroom 10.80 M x 8.30 M

Dining room 13.70 M x 8.30 M

Kitchen 11.20 M x 8.40 M

Living room 11.70 M x 14.10 M

Other 8.10 M x 4.30 M

Other 4.90 M x 3.60 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
eXp Realty

<https://sylviarealestate.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Bedroom 8.11 M x 9.40 M

Primary Bedroom 12.90 M x 9.80 M

4pc Bathroom 8.40 M x 5.00 M

Pantry 3.00 M x 1.80 M

Other 20.00 M x 3.60 M