

# \$1,225,000 - 2102 28 Avenue Southwest, Calgary

MLS® #A2055152

---

## \$1,225,000

4 Bedroom, 5 Bathroom, 2,352 sqft  
Residential on 0.07 Acres

Richmond, Calgary, Alberta

Discover the epitome of urban luxury living in the vibrant heart of Marda Loop, mere moments away from downtown. Set against a breathtaking backdrop of city views, this exceptional residence is a true entertainer's paradise, spanning three lavish stories and featuring a walkout basement. Prepare to be captivated as you step into this architectural masterpiece, where a grand mono-stringer open staircase envelops a magnificent 35-foot bocce ball chandelier, while a show-stopping three-sided biofuel fireplace adds an undeniable wow factor. Indulge your culinary aspirations in the dreamy chef's kitchen, where a sprawling quartz waterfall island beckons guests to gather and savor the delights you prepare. The backyard oasis beckons with a spacious patio perfect for barbecuing and al fresco dining, and a gorgeous fire table for you to lounge and unwind. Immerse yourself in the ultimate relaxation experience with a dip in the covered hot tub. Retreat to the opulent primary bedroom, a sanctuary of lush comfort complete with a glorious five-piece ensuite, double closets, and a delightful coffee/wine nook. Elevate your entertaining to new heights on the third-floor loft bar, boasting panoramic skyline vistas and a generous deck. It's the perfect setting to host unforgettable gatherings. For guests or millennial kids, the finished basement offers ample space to spread out, with a spacious bedroom, ensuite, and a living room with rough-in provisions for a wet bar or kitchenette. Embrace a lifestyle of



sophistication and convenience in this extraordinary home, where every detail has been meticulously crafted to offer an unrivaled living experience.

Built in 2011

### **Essential Information**

MLS® #	A2055152
Price	\$1,225,000
Sold Price	\$1,246,500
Date Sold	June 22nd, 2023
Bedrooms	4
Full Baths	3
Half Baths	2
Square Footage	2,352
Lot SQFT	3,121
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Sold

### **Community Information**

Address	2102 28 Avenue Southwest
Subdivision	Richmond
City	Calgary
Province	Alberta
Postal Code	T2T 1K5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached

### **Interior**

Goods Included	No Animal Home, No Smoking Home
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator

Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement Development	Finished, Walk-Out
Basement Type	Finished, Walk-Out
Flooring	Ceramic Tile, Hardwood

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, Views
Roof	Rubber
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete
Front Exposure	S
Frontage Metres	7.62M 25`0"
Site Influence	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, Views

## Additional Information

Zoning	R-C2
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX FIRST
----------------	--------------

MLS listings provided by Pillar 9&trade;. Information Deemed Reliable But Not Guaranteed. The information provided by this website is for the personal, non-commercial use of consumers and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.

Listing information last updated on November 3rd, 2024 at 7:20pm MST