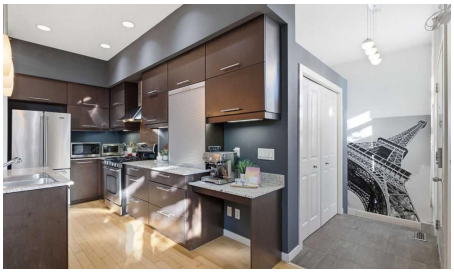
1 1911 28 Street SW

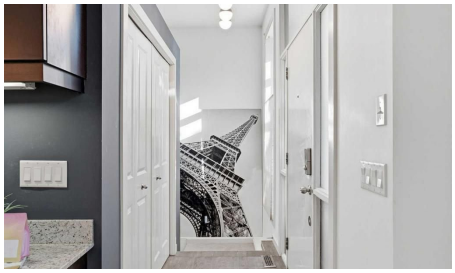
Calgary | Active | MLS® A2347005

$425,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2006**	**895 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Welcome to this contemporary multi-level townhome in the heart of Killarney, offering 3 bedrooms, 3 full bathrooms and a thoughtfully designed floor plan with impressive space across multiple levels. From the moment you step inside, the soaring ceilings and abundance of natural light create an immediate sense of openness. The main living level features an open-concept layout connecting the living room, dining area and kitchen, with floor-to-ceiling windows bringing in plenty of natural light. A gas fireplace anchors the living room and adds warmth to the clean, contemporary design. The kitchen is sleek and functional with modern cabinetry, stone countertops and plenty of workspace. A convenient appliance “garage” cabinet provides additional storage while keeping smaller appliances tucked neatly out of sight. Also on the main level is the spacious primary bedroom, complete with a walk-in closet and private 3-piece ensuite. A second bedroom, currently used as a home office, offers flexibility for guests, children or a dedicated work-from-home space. An additional full bathroom completes this level. The fully finished lower level significantly expands the home's living space. Here you'll find a massive third bedroom, another full bathroom and a generous family/recreation room with plenty of room to create a comfortable media area, games space or second living room. A large laundry and storage room provides the practical space that can be difficult to find in inner-city townhome living. An assigned parking stall is located at the rear of the building, while the location puts you close to everything that makes Killarney such a desirable inner-city community. Just steps from 17th Avenue, the West LRT line, shops, restaurants and everyday amenities, this home offers excellent connectivity whether you're heading downtown or staying close to home. With 3 bedrooms, 3 full bathrooms, contemporary finishes, flexible living spaces and an incredibly convenient location, this Killarney townhome offers the space of a larger home with the ease of inner-city living.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347005
Bedrooms	3
Bathrooms	3
Year Built	2006
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	895 sq. ft.
Main Level Finished Area:	895 sq. ft.
Below Grade Finished Area:	886 sq. ft.
Condo Fee:	$550.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Parking, Reserve Fund Contributions, Snow Removal
Front Exposure:	East
Entry Level:	1
Levels:	One
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2006 (Age: 20)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	0611469
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Stucco
Structure Type:	Four Plex
Roof:	Rubber
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Assigned, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Killarney/Glengarry
Amenities:	None
Appliances:	Dishwasher, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living Room · 16'4" × 10'5" ·
Main Floor	Dining Room · 9'6" × 9'4" ·
Main Floor	Kitchen · 14'8" × 6'10" ·

Main Floor	Bedroom - Primary · 11'9" × 10'9" ·
Main Floor	Bedroom · 11'3" × 9'11" ·
Basement	Game Room · 19'11" × 13'5" ·
Basement	Bedroom · 16'7" × 15'9" ·
Basement	Storage · 11'2" × 9'5" ·
Basement	Furnace/Utility Room · 11'9" × 10'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Pool, Schools Nearby, Shopping Nearby
Interior Features:	High Ceilings, Kitchen Island
Exterior Features:	None
Patio And Porch Features:	Front Porch
Lot Features:	Back Lane, Landscaped
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Sep 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1-1911-28-street-sw-calgary-a2347005/

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