1 2205 28 Street SW

Calgary | Active | MLS® A2359764

$349,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1993**	**601 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by The Home Hunters Real Estate Group Ltd.

A closer look

After more than eight years here, the current owner couldn’t have imagined a better first home and describes it as one of the best purchases she could have made! It's easy to see why. With over 1,100 sq. ft. of living space spread across two levels, don't let the modest above-grade square footage fool you - there's considerably more room here than you might expect! Located in the sought-after inner-city community of Killarney, this inviting 3-bedroom, 1.5-bathroom bi-level condo offers a wonderful combination of space, comfort and convenience. The bright and airy main level features a generous living room, adjoining dining area and a functional kitchen with plenty of cabinetry and counter space. The generously sized primary bedroom comfortably accommodates a king-sized bed, while two additional bedrooms provide flexibility for family, overnight guests or a home office. Thanks to the bi-level design, the lower-level bedroom windows are entirely above grade, allowing for an abundance of natural light. Enjoy the benefits of a pet-friendly complex in an established neighbourhood known for its mature trees, charming streets and exceptional walkability. The Killarney Aquatic & Recreation Centre, parks, tennis courts, shopping and public transit are all nearby, with downtown just minutes away. Whether you're purchasing your first home or simply looking for an affordable opportunity to enjoy inner-city living, this is a wonderful place to call home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359764
Bedrooms	3
Bathrooms	2
Year Built	1993
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:	Bi-Level
Total Living Area:	601 sq. ft.

Main Level Finished Area:	601 sq. ft.
Below Grade Finished Area:	512 sq. ft.
Condo Fee:	$300.00
Condo Fee Includes:	Insurance, Reserve Fund Contributions, Sewer, Snow Removal, Water
Acreage:	No
Front Exposure:	East
Unit Exposure:	East
Entry Level:	1
Levels:	Bi-Level
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	1993 (Age: 33)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	9311160
Heating:	Boiler, Fan Coil, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Preserved Wood
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle

Ensuite:	No
Flooring:	Carpet, Laminate, Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Off Street, Parking Pad, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Main Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Killarney/Glengarry
Amenities:	Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 10'5" × 8' ·
Main Floor	Dining Room · 11' × 8'10" ·
Main Floor	Living Room · 16' × 11' ·
Main Floor	Bedroom - Primary · 11' × 11' ·
Main Floor	Bedroom · 9'8" × 8'5" ·
Main Floor	Bedroom · 9' × 8'5" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s)
Interior Features:	Central Vacuum, No Smoking Home, Primary Downstairs, See Remarks
Exterior Features:	Balcony, Private Entrance
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane, Landscaped
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-CG
Listed Date:	Nov 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1-2205-28-street-sw-calgary-a2359764/

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