3 2701 28 Avenue SW

Calgary | Active | MLS® A2345894

$774,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**1,453.66 sq. ft.**

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Listed by RE/MAX House of Real Estate

A closer look

* OPEN HOUSE | SATURDAY, NOV. 21, 12:30-2:30PM * Thoughtful design meets everyday comfort in this beautifully finished 4-BED, 3.5-BATH Killarney townhome with a FULLY FINISHED BASEMENT with a large Rec Room, bedroom, bathroom & wet bar, located in one of Calgary's most desirable inner-city communities. Known for its walkability, mature tree-lined streets, and strong community feel, Killarney offers a connected lifestyle with timeless neighbourhood charm.

Enjoy walking to Monogram Coffee, biking to brunch at Brekkie Café, or heading minutes to Marda Loop, one of Calgary's most vibrant inner-city hubs offering boutique shopping, fitness studios, restaurants, and everyday amenities. Commuting is effortless with quick access to Bow Trail, Crowchild Trail, and nearby LRT stations, providing easy access to downtown and west Calgary. Families will appreciate proximity to Killarney School, Ernest Manning High School, parks, playgrounds, and the Killarney Aquatic & Recreation Centre, while outdoor enthusiasts are close to Shaganappi Golf Course and pathway networks.

Inside, the front foyer creates a functional entry before opening into a bright open-concept main floor. The living, dining, and kitchen areas connect seamlessly, with a designated dining space ideal for entertaining or large family meals. The kitchen is anchored by a large island with seating, perfect for meal prep, casual dining, and hosting, complemented by ample cabinetry and modern finishes. The living room features a built-in electric fireplace with decorative shelving on either side, adding warmth and a stylish focal point. A spacious front closet on the main floor provides excellent storage to tuck everything away and keep daily life organized.

Upstairs, the home feels bright and airy with a skylight bringing in natural light. The primary suite offers a true retreat with a recessed ceiling, walk-in closet and a spa-inspired ensuite featuring a double vanity, freestanding tub, and glass walk-in shower. Two additional bedrooms, a full bathroom, and upper-level laundry complete this functional layout.

The fully finished basement is designed for entertaining and flexibility, featuring a spacious rec room, wet bar with built-in cabinetry, along with a fourth bedroom and full bathroom-perfect for guests, a home office, or extended family.

Step outside to a backyard ideal for kids, pets, and summer BBQs, offering additional space to relax and entertain. Situated on a quiet residential street just minutes to Marda Loop, 17th Avenue, parks, and schools, this Killarney townhome offers the ideal balance of inner-city convenience and comfortable neighbourhood living.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345894
Bedrooms	4

Bathrooms	4
Year Built	2026
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:	2 Storey
Total Living Area:	1,453.66 sq. ft.
Main Level Finished Area:	757.17 sq. ft.
Below Grade Finished Area:	636.93 sq. ft.
Condo Fee:	$200.00
Condo Fee Includes:	Insurance, Maintenance Grounds, Reserve Fund Contributions, Snow Removal, Trash
Lot Area:	1,252 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Unit Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3

Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	5661O
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
Builder:	A1 Quality Homes
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Composite Siding, Stucco, Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest

Condo Name:	Z-name Not Listed
Community:	Killarney/Glengarry
Amenities:	None
Appliances:	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	Condo/Strata Approval
Pets Allowed:	Restrictions
Main Floor	Living Room · 13'5" × 10'7" ·
Main Floor	Kitchen · 11'2" × 8'7" ·
Main Floor	Dining Room · 20'6" × 11'4" ·
2nd Floor	Bedroom - Primary · 12'6" × 11'10" ·
2nd Floor	Walk-In Closet · 7'6" × 5'10" ·
2nd Floor	Bedroom · 10'10" × 10'1" ·
2nd Floor	Bedroom · 10'1" × 9'3" ·
2nd Floor	Laundry · 3'5" × 3' ·
Lower Level	Bedroom · 14'8" × 9'10" ·
Lower Level	Game Room · 20'6" × 10'6" ·
Basement	Furnace/Utility Room · 8'1" × 8' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)
Interior Features:	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Wet Bar
Exterior Features:	BBQ gas line
Patio And Porch Features:	Other
Lot Features:	City Lot

Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Oct 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3-2701-28-avenue-sw-calgary-a2345894/

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