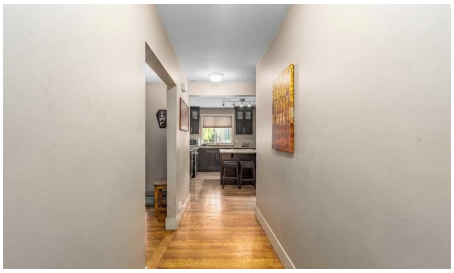
3042 28 Street SW

Calgary | Active | MLS® A2349463

$849,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1953**	**1,191 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Open House Sunday November 8th from 2-4pm... If you've been searching for a home in one of Calgary's most desirable inner-city communities, this is one you'll want to see.
A beautifully maintained raised bungalow in the heart of Killarney offering over 1,900 square feet of fully developed living space, this home combines timeless character, thoughtful updates, and incredible flexibility.
Step inside and you'll immediately notice the bright, open main floor filled with natural light. The kitchen is the heart of the home, featuring custom cabinetry, granite countertops, a large island with eating bar, quality stainless steel appliances, and plenty of space to cook, entertain, and gather with family and friends.
The spacious living and dining areas flow beautifully together, while hardwood floors, updated trim, doors, lighting, and custom millwork add warmth and style throughout.
The main level offers comfortable living with generous bedrooms and an updated bathroom, while the fully developed lower level features a self-contained illegal one-bedroom suite with its own separate entrance, kitchen, living room, fireplace, bathroom, and laundry. Whether you're looking for space for extended family, adult children, guests, or additional rental income, this setup offers outstanding flexibility.
Outside, you'll find a private backyard perfect for relaxing or entertaining, along with a rare double tandem attached garage providing plenty of parking and storage. Situated on a 50-foot-wide by 125-foot-deep lot, this property also offers exceptional long-term value in a neighbourhood where larger lots continue to be highly sought after for both redevelopment and investment.
The home has also been well cared for over the years, including a newer roof and hot water tank, giving buyers added peace of mind.
But what truly makes this property special is the location.
Killarney continues to be one of Calgary's most sought-after inner-city communities. You're just minutes from downtown, Marda Loop, 17th Avenue, schools, parks, shopping, restaurants, transit, and quick access to Crowchild Trail. The street itself is surrounded by a mix of charming bungalows and beautiful new infill homes, with redevelopment throughout the area continuing to drive long-term value.
Whether you're looking for a move-in ready home, a mortgage helper, an investment property, or an opportunity in one of Calgary's premier redevelopment communities, this home checks all the boxes.
If you’d like more information or would like to schedule your private showing, reach out today. Come experience everything this fantastic home has to offer.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349463
Bedrooms	4
Bathrooms	2
Year Built	1953

Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bungalow
Total Living Area:	1,191 sq. ft.
Main Level Finished Area:	1,191 sq. ft.
Below Grade Finished Area:	715 sq. ft.
Acreage:	No
Lot Area:	6,243 sq. ft.
Lot Frontage:	49'10½"
Front Exposure:	West
Unit Exposure:	West
Levels:	One
Total Rooms Above Grade:	7
Year built:	1953 (Age: 73)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	5661O

Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Basement, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Driveway, Tandem
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Laundry Room, Lower Level, Main Level
City Quadrant:	Southwest
Community:	Killarney/Glengarry
Appliances:	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Washer/Dryer, Window Coverings
Inclusions:	Stove, Refrigerator
Restrictions:	None Known
Main Floor	Foyer · 7'5" × 3'11" ·
Main Floor	Kitchen · 15'1" × 10'10" ·

Main Floor	Pantry · 1'11" × 1'10" ·
Main Floor	Dining Room · 10'10" × 10'5" ·
Main Floor	Living Room · 19'10" × 12'8" ·
Main Floor	Bedroom - Primary · 12'5" × 10'5" ·
Main Floor	Bedroom · 12'5" × 8'6" ·
Main Floor	Bedroom · 10'10" × 10'5" ·
Basement	Living Room · 12'6" × 12'2" ·
Basement	Kitchen · 12'6" × 8'10" ·
Basement	Bedroom · 13'2" × 11'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance, Storage
Exterior Features:	Private Yard, Storage
Patio And Porch Features:	Other
Lot Features:	Back Lane, Landscaped, Lawn, Level, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-G
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3042-28-street-sw-calgary-a2349463/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.