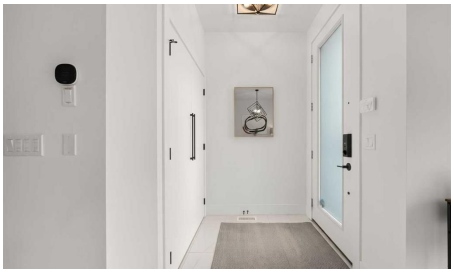
3702 28 Avenue SW

Calgary | Active | MLS® A2357336

$699,900









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2020**	**1,348.43 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

OPEN HOUSE SATURDAY NOV 14 1PM-3PM!! Modern design, thoughtful finishes and an incredible inner-city location come together in this beautifully designed Killarney townhome! Offering just over 1,900 sq. ft. of thoughtfully designed living space, this 3-bedroom, 3.5-bathroom home combines modern finishes, functionality and an unbeatable location.

Step inside to a bright, open-concept main floor featuring hardwood flooring and a spacious living and dining area that's perfect for both everyday living and entertaining. The inviting living room features a cozy electric fireplace, creating the perfect space to relax and unwind. The stylish kitchen is the heart of the home, showcasing quartz countertops, a stunning waterfall island, stainless steel appliances, a gas stove and plenty of cabinetry. A convenient 2-piece powder room completes the main level.

Upstairs, you'll find two generously sized bedrooms, each with its own private ensuite bathroom! The primary bedroom offers a relaxing retreat with a spa-inspired ensuite featuring dual sinks and a rain shower. Upper-level laundry adds another layer of everyday convenience.

The fully developed basement provides even more living space, including a comfortable recreation room, third bedroom and full bathroom - ideal for guests, a home office or additional family space.

Step outside to enjoy your cozy back deck, a lovely spot for morning coffee, summer evenings or simply relaxing outdoors. A detached single garage adds convenience, while the home's modern construction and thoughtful layout make everyday living easy.

Located in the heart of Killarney, you'll love being just minutes from downtown Calgary, with easy access to schools, parks, playgrounds, the Killarney Aquatic & Recreation Centre, Shaganappi Golf Course, shopping, restaurants and transit. Whether you're commuting downtown or enjoying everything this vibrant community has to offer, the location is hard to beat.

A fantastic opportunity to enjoy modern inner-city living in one of Calgary's most desirable established communities. Don't miss it!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357336
Bedrooms	3
Bathrooms	4
Year Built	2020
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:	1,348.43 sq. ft.
Condo Fee:	$200.00
Condo Fee Includes:	Insurance, Maintenance Grounds, Reserve Fund Contributions, Trash
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2020 (Age: 6)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	2
Plan:	2010615
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Composite Siding, Stucco, Wood Frame

Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Electric
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:	Trash
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	TV Mount, Radon Mitigation System
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Dining Room · 12' × 9'5" ·
Main Floor	Kitchen · 14'10" × 13'6" ·
Main Floor	Living Room · 12'2" × 10'5" ·

Upper Level	Bedroom · 12'10" × 12'1" ·
Upper Level	Bedroom - Primary · 18'1" × 12'2" ·
Basement	Game Room · 16'8" × 12'7" ·
Basement	Bedroom · 10'11" × 10'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Double Vanity, Kitchen Island, Quartz Counters, Walk-In Closet(s)
Exterior Features:	Playground, Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Corner Lot, Low Maintenance Landscape, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Nov 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3702-28-avenue-sw-calgary-a2357336/

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

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

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