

# \$849,900 - 1725 28 Street Sw, Calgary

MLS® #A2227786

**\$849,900**

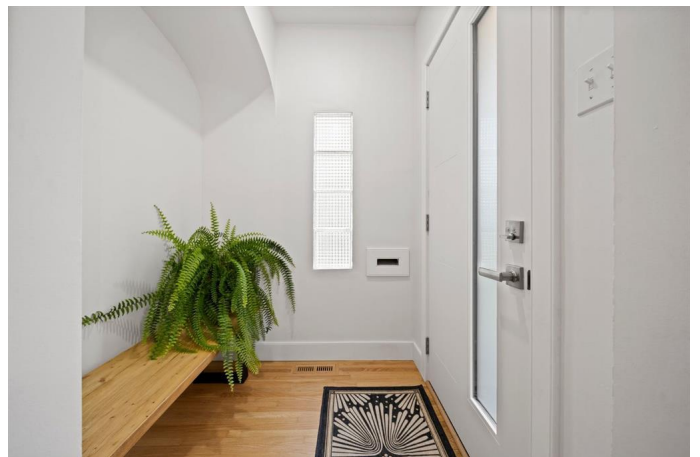
3 Bedroom, 2.00 Bathroom, 1,074 sqft

Residential on 0.14 Acres

Shaganappi, Calgary, Alberta

RARE OFFERING IN SHAGANAPPI !! \*\*  
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ABOVE FOR VIRTUAL TOUR AND VIDEO \*\*\*

This tastefully renovated character home has been thoughtfully updated with impeccable style to integrate modern decor into the original gorgeous design. Situated on a HUGE LOT that is 150 FEET DEEP, this TURNKEY RAISED-BUNGALOW offers THREE BEDROOM / TWO BATHROOMS and over 1700 square feet of developed space with high quality finishes throughout. EVERYTHING HAS BEEN DONE! There is nothing left to do but move in and enjoy! The stylish kitchen features a top of the line GE Cafe induction dual oven and quartz counters along with custom cabinets providing for plenty of storage. The kitchen and dining area look onto a generous WEST-FACING backyard/patio oasis which includes a large new deck and fence, gorgeous patio stones, raised garden beds, and mature trees throughout including fruit trees/bushes. The dining area flows seamlessly into a comfortable and inviting living room that is centred around a cozy fireplace, perfect for entertaining guests or relaxing evenings at home. Site sanded hardwood floors, master bedroom and 2nd bedroom finish off a spectacular main floor that features a proper front entry, and arched doorways along with a fully-updated 4 piece bathroom. On the way down to the basement you will encounter the large rear entry mudroom which perfectly



fuses style and functionality and boasts heated flooring. The fully finished RAISED BASEMENT IS FLOODED WITH NATURAL LIGHT streaming through oversized windows and has been professionally designed with in-floor heating, custom built-ins, built in bar counter, full wet bar, cork flooring & INCREDIBLE SPA LIKE BATHROOM WITH OVERSIZED TILED STEAM SHOWER to go along with a large 3rd bedroom. The newly built OVERSIZED DETACHED REAR GARAGE is fully finished and insulated with 2x6 framing, Hardie Board exterior, and an 8 ft high x 18 ft wide overhead door. RV PARKING space is located beside the garage. Additional upgrades to this fantastic property include newer high-end appliances, Hydronic in-floor heating and forced-air system, on-demand hot water with well-maintained boiler system, sealed ductwork for efficiency, CENTRAL AIR CONDITIONING, new large front windows, new front door, new patio door, updated electrical, and newer roof, soffit and fascia. Located within walking distance to schools, restaurants, pubs, and amenities as well as public transit and just mere minutes driving time from downtown. It is an ABSOLUTE GEM that offers the best of all worlds!

Built in 1949

### **Essential Information**

MLS® #	A2227786
Price	\$849,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,074
Acres	0.14
Year Built	1949
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1725 28 Street Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1M1

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	No Smoking Home, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vinyl Windows, Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer
Heating	High Efficiency, In Floor, Forced Air, Geothermal
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 4th, 2025
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Days on Market	3
Zoning	R-CG

## **Listing Details**

Listing Office	Charles
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