

3607 28A Avenue SE
Calgary, Alberta

MLS # A2180684



\$299,990

Division:	Dover		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	596 sq.ft.	Age:	1971 (53 yrs old)
Beds:	3	Baths:	1
Garage:	Stall		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Natural Woodwork		

Inclusions: Two sheds.

Welcome to this beautifully updated **three-bedroom bi-level home** in SE Calgary, offering an incredible array of recent upgrades and a backyard oasis perfect for gardening enthusiasts. Step inside to discover a thoughtfully updated interior, featuring modern finishes from a **2022 renovation**, and an inviting layout that makes this home move-in ready. The bright and spacious home is complemented by a **new high-efficiency furnace (2023)** and **new windows (2018)**, ensuring comfort and energy efficiency year-round. The kitchen boasts a **new double-door fridge (2023)**, while the laundry room is equipped with a **new washer and dryer (2022)**. The exterior has been meticulously maintained and upgraded, starting with a **new roof (2022)** that includes **plywood sheathing**, **R-42 insulation**, and **new drainage systems** with modern downspouts. Outdoor spaces have been transformed into a private retreat, featuring a **new rear deck (2018)** with an extension (2022), a **gravel patio with a firepit (2021)**, and **raised vegetable gardens with gravel walkways (2021)**. The side porch, complete with a shingled roof, was added in 2021, while the **shed received new roofing in 2023**, ensuring all storage spaces are in top condition. The backyard is a peaceful haven with thoughtful touches, including pathways, two sheds, a dog run, and plenty of space to relax or entertain. Located in a welcoming community with easy access to schools, parks, and amenities, this home truly has it all. Don't miss the chance to own this upgraded bi-level gem—schedule your private showing today!