

\$400,000 - 2, 2207 28 Street Sw, Calgary

MLS® #A2253418

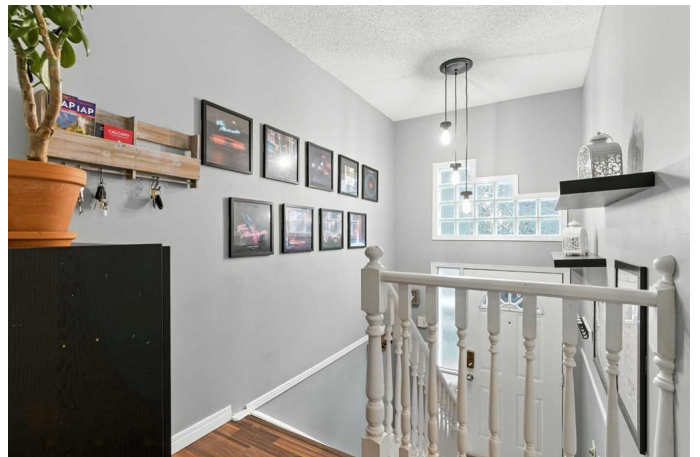
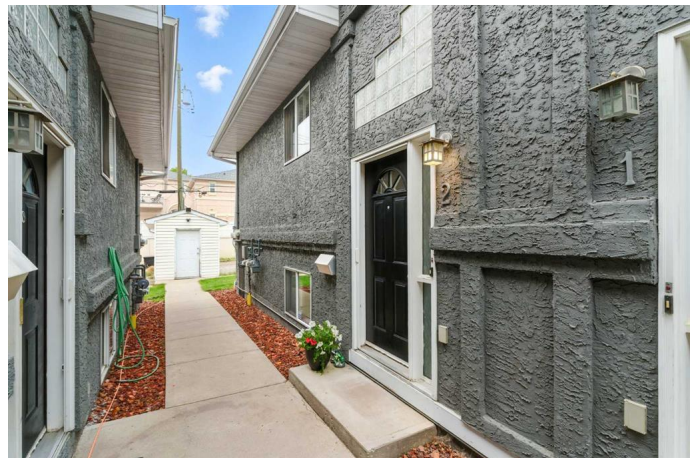
\$400,000

3 Bedroom, 2.00 Bathroom, 607 sqft
Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this spacious and inviting 3-bedroom, 1 1/2-bathroom bilevel condo located in the desirable inner-city community of Killarney. Offering the perfect balance of comfort and convenience, this home is ideal for first-time buyers, downsizers, or anyone looking to enjoy a vibrant urban lifestyle. The bright and open floor plan features generous living spaces with plenty of natural light. The main level boasts a welcoming living room that flows seamlessly into the dining area, creating the perfect setting for both everyday living and entertaining. The kitchen is designed for functionality, with ample cabinetry and counter space to make meal preparation easy and enjoyable. With three well-sized bedrooms, there's room for family, guests, or even a dedicated home office. The two full bathrooms add convenience, while the bilevel layout provides separation of space, offering privacy and flexibility for a variety of lifestyles. This pet-friendly complex makes it easy to bring your furry companions along, and the location can't be beat. Just steps away, you'll find the Killarney Aquatic & Recreation Centre, parks, shopping, and excellent transit options that provide quick access to downtown. The community is known for its mature tree-lined streets, walkability, and welcoming atmosphere.

Whether you're entering the housing market for the first time, seeking a



lower-maintenance lifestyle, or looking for a smart investment in one of Calgary’s most desirable neighborhoods, this Killarney condo is a fantastic opportunity. Don’t miss the chance to make it your new home!

Built in 1993

Essential Information

MLS® #	A2253418
Price	\$400,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	607
Acres	0.00
Year Built	1993
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Active

Community Information

Address	2, 2207 28 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2H5

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Off Street, Stall

Interior

Interior Features	No Smoking Home, Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Tankless Water Heater,

	Washer, Window Coverings
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

Additional Information

Date Listed	September 4th, 2025
Days on Market	42
Zoning	M-CG d72

Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.