

\$689,900 - 1809 28 Avenue Sw, Calgary

MLS® #A2248719

\$689,900

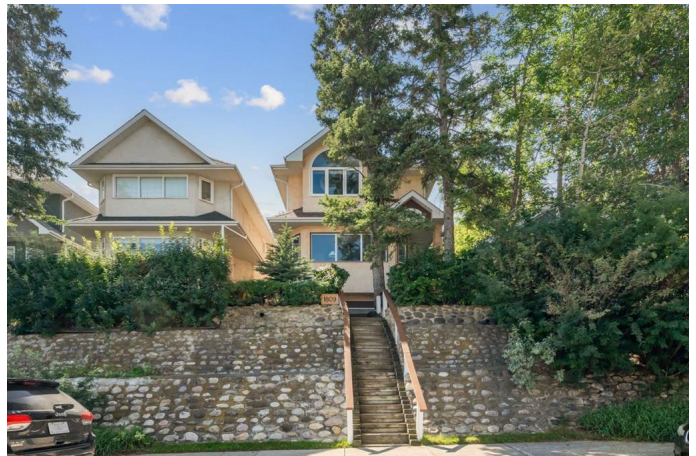
3 Bedroom, 3.00 Bathroom, 1,671 sqft
Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Ideally situated in the sought-after South Calgary/Marda Loop area, this stunning 2-story detached home offers a perfect blend of comfort, style, and convenience. Elevated above the street, you'll enjoy enhanced privacy along with breathtaking views of the downtown skyline.

Step inside to discover a spacious main floor that features a bright living and dining area, anchored by a unique three-sided wood-burning fireplace with gas assist, perfect for cozy gatherings. The updated kitchen (renovated in 2011) boasts an abundance of cupboard space and flows seamlessly into an inviting eating nook and a generous family room. Patio doors lead out to a magnificent south-facing backyard, featuring an expansive brick patio and beautifully tiered planters, creating an ideal setting for relaxation or entertaining.

As you ascend to the upper level, you'll be greeted by vaulted ceilings that lend an airy feel to the hallway and both bathrooms. The primary bedroom is a serene retreat with a large window showcasing stunning city views, alongside a luxurious 4-piece ensuite bath complete with a soaker tub and separate shower. In addition to the primary suite, there are two more bedrooms on this level, including a spacious room currently utilized as a home office.



The basement is a blank canvas, already drywalled and offering three versatile rooms, a laundry room, and an additional two flex spaces that can adapt to your lifestyle needs. Plus, the oversized double garage, built in 2003, is both insulated and drywalled, featuring an alarm system and 220 wiring—ideal for a studio or workshop.

This home has undergone numerous updates, including a new furnace, hot water tanks, central air conditioning, as well as replaced windows and shingles, providing peace of mind for future owners.

Located just one block from the vibrant CSPACE Art Centre, you™ll have easy access to the trendy offerings of Marda Loop, complete with diverse restaurants, coffee shops, boutiques, and more. Don™t miss out on this exceptional opportunity to own a slice of paradise in one of Calgary™s most desirable neighborhoods!

Built in 1991

Essential Information

MLS® #	A2248719
Price	\$689,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,671
Acres	0.07
Year Built	1991
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1809 28 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1J9

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, Oversized, Side By Side, Secured
# of Garages	2

Interior

Interior Features	Jetted Tub, Bathroom Rough-in, Bookcases, Stone Counters, Granite Counters, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings, Central Air Conditioner, Gas Stove
Heating	Fireplace(s), Forced Air, Natural Gas, Floor Furnace, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Glass Doors, Mantle, Wood Burning, Dining Room, Gas Starter, Living Room, Three-Sided
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Back Lane, Low Maintenance Landscape, See Remarks, Sloped, Sloped Up, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Manufactured Floor Joist
Foundation	Wood

Additional Information

Date Listed	August 15th, 2025
Days on Market	13
Zoning	M-C1

Listing Details

Listing Office RE/MAX House of Real Estate

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