

# \$695,000 - 1, 1523 28 Avenue Sw, Calgary

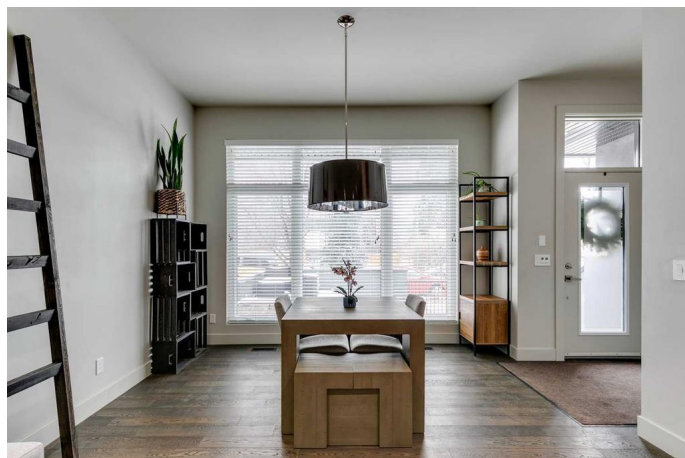
MLS® #A2204522

**\$695,000**

3 Bedroom, 4.00 Bathroom, 1,464 sqft  
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Nestled in a vibrant inner-city neighbourhood, this townhouse boasts contemporary design details and designer finishes throughout. The open-concept main floor is perfect for entertaining with seamless flow between the sunny dining area and comfortable living room. A striking fireplace with a unique tile facade is a captivating focal point, infusing the room with style and warmth. The modern kitchen features granite countertops, sleek cabinetry extending to the ceiling for maximum storage, chef's grade stainless steel appliances, and a breakfast bar for casual meals. Upstairs, the primary bedroom impresses with a large walk-in closet, a bright window that welcomes natural light, and a luxurious ensuite with a tub, generously sized shower and double vanity with lots of storage. The second bedroom also includes its own ensuite for added convenience, while a second-floor laundry room adds practicality. Additional living space can be found in the fully finished basement recreation room with built-in cabinetry, ideal for a media room or home gym. A fourth bedroom and bathroom are tucked away down the hall and ideal for out-of-town guests. Outside, a gated, private courtyard is surrounded by mature trees and offers a tranquil spot to relax with a cup of coffee. With a single detached garage, plenty of square footage, and proximity to coffee shops, South Calgary Park, 17th Avenue, Marda Loop, and the downtown core, this home is an exceptional choice for a couple,



single professional, or small family. Offering style, functionality, and unbeatable value, it's a must-see in the city center!

Built in 2014

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2204522      |
| Price          | \$695,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,464         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1, 1523 28 Avenue Sw |
| Subdivision | South Calgary        |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2T 1J3              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Granite Counters, Open Floorplan, Recessed Lighting  |
| Appliances        | Bar Fridge, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |

|                 |                  |
|-----------------|------------------|
| Heating         | Forced Air       |
| Cooling         | None             |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| Has Basement    | Yes              |
| Basement        | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Courtyard  |
| Lot Description   | Back Lane, Front Yard, Low Maintenance Landscape |
| Roof              | Flat   |
| Construction      | Stucco, Wood Frame                               |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 21st, 2025 |
| Days on Market | 22               |
| Zoning         | M-C1             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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