

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

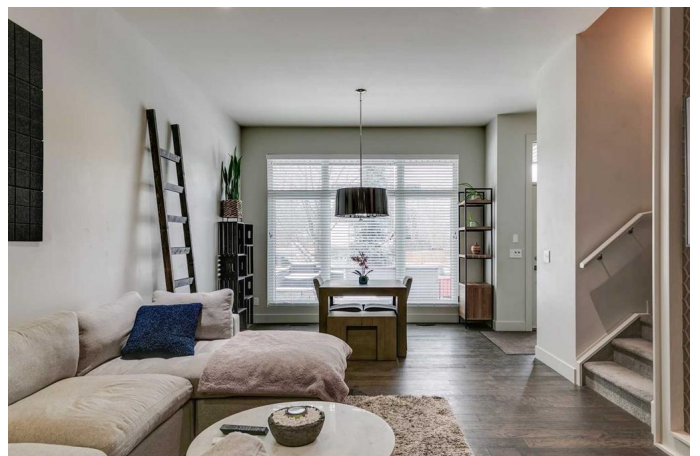
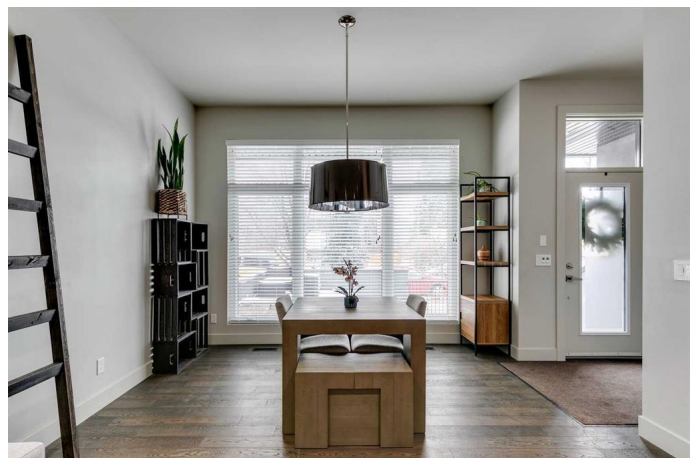
MLS® #A2204522

**\$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	20
Zoning	M-C1

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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