

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

MLS® #A2248719

**\$689,900**

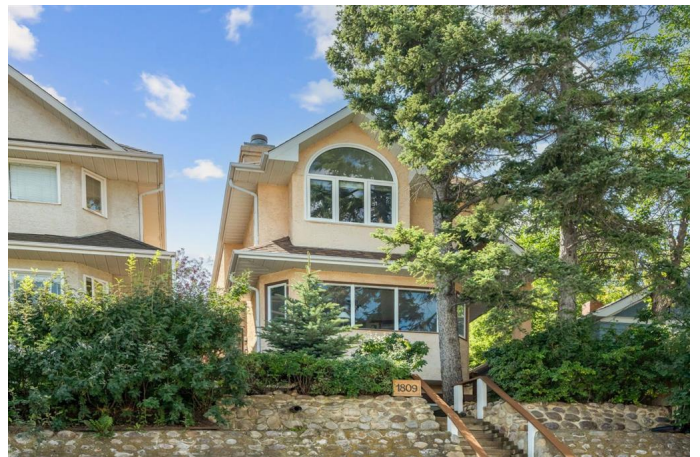
3 Bedroom, 3.00 Bathroom, 1,671 sqft  
Residential on 0.07 Acres

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 wiringâ€”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, youâ€™ll have easy access to the trendy offerings of Marda Loop, complete with diverse restaurants, coffee shops, boutiques, and more. Donâ€™t miss out on this exceptional opportunity to own a slice of paradise in one of Calgaryâ€™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	Granite Counters, Open Floorplan, Storage, Bathroom Rough-in, Bookcases, Stone Counters, Jetted Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas, Floor Furnace, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Glass Doors, Living Room, Mantle, Wood Burning, Dining Room, Three-Sided
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

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

### **Additional Information**

Date Listed	August 15th, 2025
Days on Market	2
Zoning	M-C1

**Listing Details**

Listing Office                    RE/MAX House of Real Estate

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