

# \$999,900 - 1830 28 Avenue Sw, Calgary

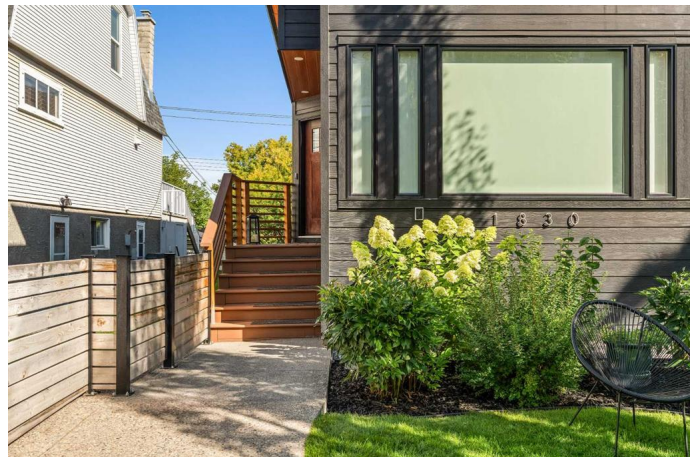
MLS® #A2258193

**\$999,900**

4 Bedroom, 4.00 Bathroom, 1,820 sqft  
Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Welcome to 1830 28 Avenue SW, a fully renovated two-storey home located on a quiet, tree-lined street in the desirable inner-city community of South Calgary. This beautifully updated property offers over 2,600 square feet of thoughtfully designed living space, blending modern luxury, functional family living, and income-generating potential with a legal walk-out basement suite. The main floor features a bright, open-concept layout filled with natural light from large windows and patio doors. Wide plank hardwood flooring, a gas fireplace, and elegant designer finishes create a warm and inviting atmosphere. At the heart of the home is a stunning chef's kitchen, complete with quartz countertops, under-mount lighting, an oversized waterfall island, and premium appliances including a Bertazzoni gas range and Bosch dishwasher. The kitchen flows seamlessly to the outdoors, featuring a large composite deck with a natural gas BBQ hookup, perfect for entertaining or relaxing evenings at home. Upstairs, the luxurious primary suite offers a serene retreat, featuring a spa-inspired ensuite with heated floors, a freestanding soaker tub, a tiled walk-in shower, and dual vanities. Two additional generously sized bedrooms, a full four-piece bathroom, and a spacious laundry room complete the upper level. The legal walk-out basement suite adds versatility, ideal for rental income, multi-generational living, or as an extension of the main home. It includes a private entrance with a covered patio, a full



kitchen and living area, a large bedroom, a four-piece bathroom with heated floors, in-suite laundry, its own Nest smart doorbell, and a soundproofed ceiling with Roxul Safe & Sound™ Sound insulation. This home underwent a comprehensive renovation in 2021, including new Hardie siding, soffits, windows, and all interior finishes. Additional updates include a new furnace (2022), hot water tank (2021), custom window coverings, a cedar and aluminum front fence, and professionally landscaped front and rear yards. Smart home features include Nest doorbells, Nest smoke and CO detectors, WiFi-enabled exterior lighting, and WiFi-enabled underground sprinklers. Ideally situated just steps from Marda Loop's vibrant shops, cafes, top-rated schools, parks, and public transit, this home offers the best of inner-city living on a peaceful residential street. With quick access to downtown Calgary and every urban convenience nearby, this move-in ready home feels like new. Whether you're searching for a stylish family residence, an income property, or both, this home delivers on every level. Book your private showing today.

Built in 1991

Essential Information

MLS® #	A2258193
Price	\$999,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,820
Acres	0.07
Year Built	1991
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	1830 28 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1J8

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bar, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

### Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	September 18th, 2025
Zoning	M-C1

**Listing Details**

Listing Office                    Century 21 Bamber Realty LTD.

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