1 1521 28 Avenue SW

Calgary | Active | MLS® A2316615

$669,000









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2015**	**1,476 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Contemporary one-owner townhome constructed by highly regarded custom-builder “Cornerstone Homes”. Vibrant inner-city location, walking distance to Marda Loop and the emerging 14 Street Village as well as very easy downtown access. Arrive into a beautiful Garden Courtyard where you enjoy privacy with afternoon and evening summer sun and a screen of mature trees. Enter into a generous and comfortable living room and dining room with lofty 10’ ceilings, designer lighting and a gas fireplace with bespoke floor-to-ceiling tile…these spaces are equally perfect for end-of-day relaxing or entertaining friends and family. The outstanding chef’s kitchen features an abundance of ceiling-height custom cabinetry, granite counters with great workspace, extended counter for stools, stainless appliances and a butler’s alcove with wine fridge and coffee station. A discreet 2-piece powder room completes the main level. On the upper level, the primary suite offers space for a king bed and furnishings, a walk-in closet with natural light and custom built-ins, and a bright 5-piece ensuite bath with natural light, glass steam shower with bench, soaking tub, double vanity with floor-lighting, heated floor and back lit mirror. The second bedroom suite offers a 4-piece ensuite with barn door and built-in dresser. Laundry is conveniently located between the bedrooms. Additional living space in the lower level with a large family-media room, 3rd bedroom with walk-in closet, 4-piece bath and storage space. Other features include a parking stall in the rear garage (with storage loft) and central air conditioning. Very professional and well managed condo corporation with substantial capital reserves.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2316615
Bedrooms	3
Bathrooms	4
Year Built	2015
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Townhouse

Total Living Area:	1,476 sq. ft.
Main Level Finished Area:	669 sq. ft.
Upper Level Finished Area:	807 sq. ft.
Below Grade Finished Area:	588 sq. ft.
Condo Fee:	$500.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Reserve Fund Contributions, Snow Removal
Front Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2015 (Age: 11)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	2
Plan:	1610591
Heating:	In Floor, Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Four Plex

Roof:	Membrane
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	South Calgary
Amenities:	Parking, Snow Removal
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Inclusions:	none
Restrictions:	See Remarks
Pets Allowed:	Restrictions
Main Floor	Foyer · 5'6" × 4'7" ·
Main Floor	Living Room · 15' × 12'6" ·
Main Floor	Dining Room · 12'6" × 9'2" ·
Main Floor	Kitchen · 18' × 10'6" ·

Upper Level	Bedroom - Primary · 14'10" × 14'6" ·
Upper Level	Laundry · 4'9" × 3'2" ·
Upper Level	Bedroom · 12'8" × 11'6" ·
Lower Level	Family Room · 16'6" × 11'8" ·
Lower Level	Bedroom · 11'8" × 11'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Breakfast Bar, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Soaking Tub, Steam Room, Walk-In Closet(s)
Exterior Features:	Courtyard, Private Entrance
Patio And Porch Features:	Terrace
Lot Features:	Back Lane, Front Yard, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Sep 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1-1521-28-avenue-sw-calgary-a2316615/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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