1 1618 28 Avenue SW

Calgary | Active | MLS® A2330599

$139,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1965**	**433 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Canyon Creek

A closer look

NEW FANTASTIC PRICE !! Condo Style Townhouse - funky single level studio with great character - you could even create your own loft bed (check out the high ceiling). SUPER LOW CONDO FEES ($331.25) !! END UNIT ! Pay only electricity! No neighbours above or below, only one connecting wall to next door! HUGE STORAGE LOCKER! Own the Inner-City Lifestyle, get out of the rat race of renting and let's get you qualified ! It's a fabulous space for first time home buyers, investors or empty nesters - A Beautiful Condo on a Quiet Avenue! Just Minutes from Marda Loop! Freshly painted, move-in ready, and packed with features, this charming sanctuary offers an exciting opportunity to own your very own home, A home that delivers a rare combination of privacy, convenience, and community. Step outside and you’re just minutes from the energy of 17th Avenue and 14th Street, where you’ll find fantastic restaurants, cafés, bars, shops, grocery stores, banking, fitness studios, and virtually every service you could need. Love entertaining? Your private balcony gives you your own outdoor space to enjoy a morning coffee, unwind after work, or host family and friends on a warm summer evening. You’ll also have the convenience of a dedicated parking stall at the back of the building and a separate storage locker for all those extras you don’t want taking up valuable living space. And forget the laundromat! This studio comes complete with a full size in-suite washer and dryer, making everyday living that much easier. The location is hard to beat. Upper Mount Royal and its impressive luxury homes are just down the street, putting you in an established and highly desirable inner-city setting while keeping you close to everything that makes Calgary living so much fun. Whether you’re a first-time buyer ready to stop renting, a savvy investor, or simply looking for an affordable way to get into an incredible inner-city neighbourhood, this is an opportunity worth seeing. What’s not to love? Take another look at the photos, then book your showing and come see it for yourself!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2330599
Bedrooms	1
Bathrooms	1
Year Built	1965
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:	Bungalow
Total Living Area:	433 sq. ft.
Main Level Finished Area:	433 sq. ft.
Condo Fee:	$331.25
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Residential Manager, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Ground
Entry Level:	1
Stories Total:	1
Levels:	One
End Unit:	End Unit
Total Rooms Above Grade:	3
Year built:	1965 (Age: 61)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0813862
Heating:	Baseboard, Hot Water, Natural Gas
Basement:	None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Other
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	No
Parking:	Assigned, Off Street, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	South Calgary
Amenities:	Bicycle Storage
Appliances:	Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	none
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Kitchen · 8'1" × 6'7" ·

Main Floor	Living Room · 14'9" × 10' ·
Main Floor	Bedroom · 8'11" × 7' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Bookcases, Chandelier, Granite Counters, Vaulted Ceiling(s)
Exterior Features:	Balcony, Storage
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Jul 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1-1618-28-avenue-sw-calgary-a2330599/

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