103 1611 28 Avenue SW

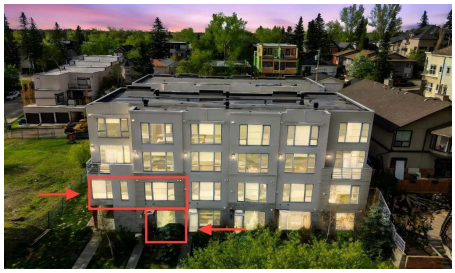
Calgary | Active | MLS® A2352812

$504,999









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2014**	**1,752 sq. ft.**

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Listed by CIR Realty

A closer look

Space, style and effortless low-maintenance living come together in this exceptional end-unit townhome in the heart of South Calgary. With more than 1,750 sq. ft. over 2 levels, it is the largest residence in The Alex Building, pairing the privacy and separation of a townhome with the elevated lifestyle of a luxury condominium. Once inside, the home's minimalist yet sophisticated aesthetic is evident. Designed by Paul Lavoie, the interior balances clean contemporary lines with warm details for a space equally suited to entertaining, relaxing or working from home. Gleaming wide-plank hardwood floors, 9' ceilings, solid-core 8' doors, extra-high baseboards, designer lighting, and expansive floor-to-ceiling loft style windows establish grandeur throughout the main level. The kitchen makes a striking first impression, with sleek white cabinetry extending to the ceiling, a timeless tile backsplash and expansive island finished with a dramatic stone waterfall. Stainless-steel appliances include an induction cooktop, hood fan, built-in ovens and upgraded refrigerator. Across, a large coat closet, custom stone-appointed shelf and drawers provide everyday organization, while a large walk-in storage room keeps seasonal items and household extras neatly tucked away. The kitchen flows into the dining area and living room, where the ceiling rises to an impressive 10' height. An electric fireplace and custom built-in cabinetry create a sophisticated focal point, while a large window and door open to a sunny patio with BBQ gas line. A discreet powder room completes the main level. Upstairs, contemporary glass railing and upgraded soft carpet lead to three well-proportioned bedrooms. The expansive primary suite feels particularly indulgent, with large windows, custom drapery and a serene boutique-hotel feel. Dual closets lead to the spa-inspired ensuite, featuring a large soaker tub, tiled shower with 10mm glass, dual sinks, stone counters and private water closet. Two additional bedrooms (one with a large walk-in closet) offer excellent flexibility and share an impressive five-piece bathroom with stone counters and upgraded plumbing fixtures. A spacious laundry room with built-in shelving completes the upper level. Thoughtful details include secure heated underground parking and two storage lockers. Ground-level access from both the secure interior and private patio adds convenience. Pet-friendly and exceptionally well maintained, this is townhome living for those who value quality, privacy and space without the upkeep of a traditional home. Live minutes from 17th Avenue and Marda Loop, with restaurants, cafés, boutiques, shops and parks all within walking distance. Equally suited to professionals, a young family or an investor seeking a distinctive inner-city property, this residence delivers an exceptional combination of value, versatility, urban convenience, and low-maintenance lifestyle. Schedule your showing or view the virtual tour today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352812
Bedrooms	3
Bathrooms	3
Year Built	2014
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:	2 Storey
Total Living Area:	1,752 sq. ft.
Main Level Finished Area:	682 sq. ft.
Upper Level Finished Area:	1,070 sq. ft.
Condo Fee:	$1,054.61
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	North
Floor Location:	Ground
Entry Level:	1
Stories Total:	4
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2014 (Age: 12)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0

Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1513175
Heating:	Baseboard
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Five Plus
Roof:	Rubber
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Wall/Window Unit(s)
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Garage Spaces:	1
Parking:	Heated Garage, Parkade, Stall, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Laundry Room, Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	South Calgary
Amenities:	Other, Storage, Trash

Appliances:	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Inclusions:	Window Coverings (including curtains & rods), TV Wall Mount
Restrictions:	Utility Right Of Way
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes
Main Floor	Dining Room · 12'3" × 10'9" ·
Main Floor	Kitchen · 14'11" × 12' ·
Main Floor	Living Room · 16'3" × 12'4" ·
Upper Level	Bedroom · 17'7" × 11'2" ·
Upper Level	Bedroom · 14'11" × 14'11" ·
Upper Level	Laundry · 7'9" × 5' ·
Upper Level	Bedroom - Primary · 14'7" × 11'7" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Courtyard
Patio And Porch Features:	Patio
Lot Features:	Other
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Oct 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/103-1611-28-avenue-sw-calgary-a2352812/

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