# 148 2727 28 Avenue SE

Calgary | Active | MLS® A2313305

**$298,000**










| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **2** | **2009** | **836 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by CIR Realty

# A closer look

CORNER UNIT PRIVACY | 2 BEDROOMS + DEN | 2 FULL BATHS | 2 TITLED UNDERGROUND PARKING STALLS + STORAGE

Rarely available! Experience standout corner-unit privacy, natural light, and smart design at The Ascent in Dover. This sun filled suite delivers nearly 840 sq. ft. of thoughtfully planned living space, finished with oversized windows that flood the home with daylight and dramatically reduce hallway traffic offering the quiet separation most buyers are searching for.

Step inside to a bright, open concept layout anchored by 9-foot ceilings and durable cork flooring throughout. The well appointed kitchen features granite countertops, stainless steel appliances, and generous counter space for everyday living. Two generously sized bedrooms, two full bathrooms, and a den as a office space create effortless versatility. Unwind in the primary bedroom, which includes a spacious walk in closet and a private ensuite bathroom. Every finish has been selected for comfort, durability, and low maintenance.

Slip through your glass door to an expansive covered patio wrapped in mature landscaping. More than a balcony, this is a true outdoor retreat: enjoy morning coffee or evening relaxation with complete privacy, lush greenery, and zero direct neighbor overlook.

Double your convenience and equity with two individually titled underground parking stalls plus an assigned storage locker. In Calgary’s current market, this alone adds significant resale value and rental desirability.

Perfectly positioned for first time buyers ready to enter the market, downsizers seeking turnkey simplicity, or investors looking for a high demand rental in a stable community. With consistent absorption rates in The Ascent and strong building fundamentals, this unit represents exceptional value.

Corner suites with private patios and double parking rarely stay listed. Schedule your private showing today before it’s gone.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2313305 |
| **Bedrooms** | 2 |
| **Bathrooms** | 2 |
| **Year Built** | 2009 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Apartment |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |

| | |
|---|---|
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Apartment-Single Level Unit |
| **Total Living Area:** | 836 sq. ft. |
| **Condo Fee:** | $532.04 |
| **Condo Fee Includes:** | Amenities of HOA/Condo, Common Area Maintenance, Gas, Heat, Insurance, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water |
| **Front Exposure:** | North |
| **Unit Exposure:** | North |
| **Floor Location:** | Ground |
| **Entry Level:** | 1 |
| **Stories Total:** | 4 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 1 Common Wall, End Unit |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 2009 (Age: 17) |
| **Bedrooms:** | 2 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 2 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 2.0 (Full:2, Half:0) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 0912977 |
| **Heating:** | Baseboard, Natural Gas |
| **New Constr.:** | No |

| | |
|---|---|
| **Construction Material:** | Brick, Vinyl Siding, Wood Frame |
| **Structure Type:** | Low Rise (2-4 stories) |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Ceramic Tile, Cork |
| **Cooling:** | None |
| **Fireplaces:** | 0 |
| **Garage:** | No |
| **Parking:** | Secured, Titled, Underground |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | In Unit |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southeast |
| **Condo Name:** | Ascent Condos |
| **Community:** | Dover |
| **Amenities:** | Elevator(s), Gazebo, Park, Parking, Picnic Area, Secured Parking, Storage, Trash, Visitor Parking |
| **Appliances:** | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| **Inclusions:** | bbq |
| **Restrictions:** | Pet Restrictions or Board approval Required |
| **Pets Allowed:** | Restrictions |
| **Main Floor** | Entrance · 4'10" × 3'10" · |
| **Main Floor** | Living Room · 11'9" × 9'11" · |
| **Main Floor** | Dining Room · 11'3" × 9'5" · |
| **Main Floor** | Kitchen · 11'3" × 9'5" · |
| **Main Floor** | Bedroom - Primary · 12'2" × 9'11" · |

| | |
|---|---|
| **Main Floor** | Bedroom · 10'8" × 10'7" · |
| **Main Floor** | Office · 4'4" × 4'2" · |
| **Main Floor** | Laundry · 5' × 3'5" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Chandelier, Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home |
| **Exterior Features:** | Courtyard, Playground |
| **Patio And Porch Features:** | Other |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone E |
| **Zoning:** | DC(pre 1P2007) |
| **Listed Date:** | Jun 03, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/148-2727-28-avenue-se-calgary-a2313305/

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

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