1907 28 Avenue SW

Calgary | Active | MLS® A2340462

$1,699,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2025**	**2,923.2 sq. ft.**

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Listed by eXp Realty

A closer look

Welcome to a striking three-storey residence in the heart of sought-after South Calgary, offering nearly 3,600 sq. ft. of developed living space, exceptional functionality and a refined contemporary design. Ideally positioned just minutes from Marda Loop, this home places some of Calgary's best restaurants, cafés, boutique shopping, parks and everyday amenities within easy reach, while offering convenient access to downtown and the surrounding inner-city communities.

Thoughtfully designed across four finished levels, the home features 5 bedrooms, 4.5 bathrooms and an elevator servicing all floors has been roughed in. Oversized windows and engineered hardwood create a bright, open atmosphere throughout the main level, where custom built-ins, designer lighting and sophisticated finishes complement the living and dining spaces. The kitchen is designed to impress with quartz countertops, extensive cabinetry, a generous island with seating, upgraded stainless-steel appliances, gas cooktop, wall oven and microwave, creating a natural gathering place for both everyday living and entertaining.

The second level is anchored by a luxurious primary retreat featuring a custom walk-in closet with direct connectivity toward the laundry area and a spa-inspired ensuite with heated floors, dual vanities, an oversized glass shower and freestanding soaker tub. Two additional bedrooms and another full bathroom complete this level, along with a spacious dedicated laundry room.

Continue to the third-floor retreat, where an additional bedroom, full bathroom and expansive bonus/flex room provide tremendous versatility for a media lounge, games room, home office or entertaining space. A beverage bar with sink and built-in storage enhances the space, while access to the upper outdoor areas takes advantage of the home's elevated setting and downtown views.

The fully developed lower level adds even more flexibility with a recreation area, fifth bedroom and full bathroom, making it ideal for guests, older children, a home gym or additional entertainment space. Heated basement floors add an extra level of comfort. Outside, the south-facing, fully landscaped and multi-tiered backyard provides defined areas for relaxing and entertaining during Calgary's warmer months. An insulated and drywalled attached garage, central air conditioning, high-efficiency construction and thoughtful storage throughout round out this impressive inner-city home.

With its combination of architectural presence, upscale finishes, flexible living spaces and an outstanding South Calgary location, 1907 28 Avenue SW offers a rare opportunity to enjoy a modern inner-city lifestyle without sacrificing space, comfort or functionality.

AI rendering has been utilized to stage the home, including the addition/revision of some shelving units that can be modified as per the builder.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340462
Bedrooms	5

Bathrooms	4
Year Built	2025
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey, Attached-Side by Side
Total Living Area:	2,923.2 sq. ft.
Main Level Finished Area:	1,055.6 sq. ft.
Below Grade Finished Area:	673.2 sq. ft.
Lot Area:	3,125 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Entry Level:	1
Levels:	Three Or More
End Unit:	1 Common Wall
Total Rooms Above Grade:	8
Year built:	2025 (Age: 1)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:4, Half:0)

Num Ensuite Baths:	2
Plan:	4479P
Heating:	High Efficiency
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Concrete, Stone, Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
City Quadrant:	Southwest
Community:	South Calgary
Appliances:	Dishwasher, Garburator, Gas Cooktop, Humidifier, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known

Main Floor	Living Room · 14'7" × 13' ·
Main Floor	Kitchen · 16'3" × 11'2" ·
Main Floor	Dining Room · 19'9" × 13'1" ·
2nd Floor	Bedroom - Primary · 14'11" × 12'8" ·
2nd Floor	Walk-In Closet · 9'2" × 5'11" ·
2nd Floor	Laundry · 9'11" × 5'8" ·
2nd Floor	Bedroom · 13' × 9'10" ·
2nd Floor	Bedroom · 10'2" × 9'10" ·
3rd Floor	Bedroom · 12'8" × 11'10" ·
3rd Floor	Bonus Room · 17'1" × 17' ·
3rd Floor	Balcony · 17'4" × 9'9" ·
3rd Floor	Balcony · 17'4" × 4'1" ·
Basement	Game Room · 13'8" × 11'6" ·
Basement	Bedroom · 11'5" × 11'1" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby
Interior Features:	Bar, Bookcases, Built-in Features, Central Vacuum, Kitchen Island, Soaking Tub, Sump Pump(s), Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line, Private Yard
Patio And Porch Features:	Balcony(s), Deck, Patio, Rooftop Patio
Lot Features:	Back Lane, Landscaped, Sloped, Views
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	RC2

Listed Date:	Aug 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1907-28-avenue-sw-calgary-a2340462/

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