301 1908 28 Avenue SW

Calgary | Active | MLS® A2348965

$255,000









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1957**	**809 sq. ft.**

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Listed by Real Broker

A closer look

Some properties make buyers choose between lifestyle and investment potential. Unit 301 offers both. VACANT AND AVAILABLE FOR IMMEDIATE POSSESSION, this TOP-FLOOR 2 BEDROOM, 1 BATHROOM condo is set in a boutique BRICK-AND-CONCRETE building with only two units per level and no one above.

The bright, open living and dining area is filled with natural light from its SOUTHERN EXPOSURE and opens onto a generous SOUTH-FACING BALCONY. Hardwood flooring runs through the main living areas, while the kitchen features GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, and a sit-up breakfast bar. The home has been thoughtfully updated and well maintained, offering a comfortable, move-in-ready interior. IN-SUITE LAUNDRY and separate front and rear entrances add everyday convenience.

A rare DETACHED SINGLE GARAGE provides secure, private parking, with the added benefit of its own man door for convenient pedestrian access. Another standout feature for a building of this era is the unit’s own FURNACE AND HOT WATER TANK, giving the owner independent control over heating, hot water, and utility usage rather than relying on shared mechanical systems.

Residents also enjoy access to a large ELEVATED COMMON TERRACE above the garage and parkade level, offering additional outdoor space for entertaining, gathering, or relaxing beyond the unit’s private balcony.

The condominium is PROFESSIONALLY AND WELL MANAGED, supported by a HEALTHY RESERVE FUND, with no major projects currently anticipated. The parkade is presently being repaired and updated, reflecting continued investment in the building.

Located on a quiet, tree-lined street in South Calgary, the property is just steps from the restaurants, cafés, shops, and energy of MARDA LOOP. South Calgary Park and its outdoor pool, River Park’s off-leash trails, the cSPACE Arts Hub and farmers’ market, 17th Avenue, Mount Royal University, and downtown are all within easy reach.

TOP-FLOOR PRIVACY. SOUTHERN EXPOSURE. TWO ENTRANCES. INDEPENDENT MECHANICAL SYSTEMS. PRIVATE GARAGE. HEALTHY RESERVE FUND. IMMEDIATE POSSESSION.

Whether purchased as a long-term investment or a future home, Unit 301 offers flexibility, value, and an inner-city location that continues to stand out.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348965
Bedrooms	2

Bathrooms	1
Year Built	1957
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:	809 sq. ft.
Main Level Finished Area:	809 sq. ft.
Condo Fee:	$629.45
Condo Fee Includes:	Common Area Maintenance, Insurance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Top
Entry Level:	1
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls, No One Above
Total Rooms Above Grade:	6
Year built:	1957 (Age: 69)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2

Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0712227
Heating:	Forced Air, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	Low Rise (2-4 stories)
Roof:	Tar/Gravel
Ensuite:	No
Flooring:	Hardwood, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
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:	Roof Deck
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Window Treatments
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Foyer · 4'1" × 3'1" ·
Main Floor	Kitchen · 11'6" × 8'5" ·
Main Floor	Dining Room · 11'7" × 6'7" ·
Main Floor	Living Room · 15' × 13'11" ·
Main Floor	Bedroom - Primary · 12'6" × 9'1" ·
Main Floor	Bedroom · 11'6" × 8'1" ·
Main Floor	Laundry · 3'10" × 2' ·
Main Floor	Balcony · 11'4" × 5'8" ·
Main Floor	Furnace/Utility Room · 4'3" × 3'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Granite Counters, Open Floorplan
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Few Trees, Lawn
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Oct 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/301-1908-28-avenue-sw-calgary-a2348965/

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