407 1631 28 Avenue SW

Calgary | Active | MLS® A2340995

$368,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2004**	**1,145.91 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Welcome to this bright and spacious two-storey penthouse loft, a top-floor end unit offering 1,100 sq. ft. of stylish and functional living space in the heart of South Calgary. Soaring vaulted ceilings and an abundance of windows create a bright, airy atmosphere throughout the home. The main level features a comfortable living room with a cozy gas fireplace, flowing seamlessly into the functional kitchen and dining area. The kitchen offers maple cabinetry, black appliances, a breakfast bar, and plenty of space for everyday living and entertaining. The spacious primary bedroom includes a walk-through closet and private 4-piece ensuite, while a second full bathroom and convenient in-unit laundry with a newer full-size washer and dryer add to the home's functionality. Upstairs, the versatile loft space offers endless possibilities and can easily be used as a second bedroom, home office, family room, or additional living space. Step outside onto the southwest-facing balcony and enjoy views toward downtown, perfect for relaxing or entertaining. Additional highlights include an underground titled parking stall and assigned storage locker. Ideally located just minutes from downtown and close to 17th Avenue, shopping, restaurants, schools, parks, transit, and a variety of amenities, this unique penthouse loft offers an exceptional opportunity for homeowners, first-time buyers, or investors. Don’t miss your opportunity to own this distinctive and well-appointed loft in a highly desirable South Calgary location. Book your private viewing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340995
Bedrooms	2
Bathrooms	2
Year Built	2004
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-Multi Level Unit

Total Living Area:	1,145.91 sq. ft.
Main Level Finished Area:	912.98 sq. ft.
Upper Level Finished Area:	232.93 sq. ft.
Condo Fee:	$832.83
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Acreage:	No
Front Exposure:	North
Unit Exposure:	South
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Multi Level Unit
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	5
Year built:	2004 (Age: 22)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0410557
Heating:	In Floor
New Constr.:	No
Construction Material:	Stucco, Wood Frame

Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Laminate, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	No
Parking:	Heated Garage, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Delano
Community:	South Calgary
Amenities:	Trash
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required, Restrictive Covenant
Pets Allowed:	Restrictions, Call
Main Floor	Dining Room · 15'8" × 10'3" ·
Main Floor	Kitchen · 10'4" × 9'3" ·
Main Floor	Living Room · 14'5" × 14'5" ·
Main Floor	Bedroom - Primary · 17'5" × 11'5" ·
Upper Level	Bedroom · 18'2" × 17' ·

Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby
Interior Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, Vaulted Ceiling(s)
Exterior Features:	Balcony
Patio And Porch Features:	None
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Sep 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/407-1631-28-avenue-sw-calgary-a2340995/

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