7 1622 28 Avenue SW

Calgary | Active | MLS® A2352641

$329,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**1981**	**946 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

QUIET CORNER UNIT IN THE HEART OF SOUTH CALGARY / MARDA LOOP Welcome to this bright and charming 2-bedroom plus den corner condo ideally situated on a quiet tree-lined street in trendy South Calgary featuring a unique 2-storey layout with no neighbors directly above or below offering exceptional privacy and a townhome-style feel. INTERIOR HIGHLIGHTS The main level features a bright open kitchen equipped with stainless steel appliances in-suite laundry a convenient half-bath and a spacious in-suite storage room while the upper level offers two comfortable bedrooms a full bathroom and a flexible studio or den perfect for a home office or occasional guest room. SUNLIGHT AND OUTDOOR LIVING Enjoy ideal south-facing exposure that floods the home with natural light during the winter plus direct walk-out access to a cozy patio for summer relaxing. BUILDING AND LOCATION BENEFITS Key exterior updates include a roof replaced in 2021 and updated Hardie Board siding completed in 2023 with the interior fully renovated in 2008. COMFORT AND INCLUSIONS Benefit from central hot-water heating with heat and water included in the condo fees alongside portable A/C units for warm summer months and dedicated off-street parking located behind the building. PRIME LOCATION Walk just 10 minutes to vibrant Marda Loop or two blocks to South Calgary Park featuring a library and outdoor pool and the cSpace King Edward art hub while enjoying a quick 5-minute drive to 17th Avenue and excellent transit links to downtown via 14 St, 26 Ave, and 33 Ave. Book your private viewing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352641
Bedrooms	2
Bathrooms	2
Year Built	1981
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:	946 sq. ft.
Main Level Finished Area:	463 sq. ft.
Upper Level Finished Area:	463 sq. ft.
Condo Fee:	$877.12
Condo Fee Includes:	Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Acreage:	No
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Ground
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls, End Unit
Total Rooms Above Grade:	6
Year built:	1981 (Age: 45)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	0815450
Heating:	Boiler, Natural Gas
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Stall
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:	None
Appliances:	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Inclusions:	NA
Restrictions:	None Known
Pets Allowed:	Cats OK, Dogs OK
Main Floor	Kitchen · 15' × 10'6" ·
Main Floor	Living Room · 14'10" × 12'8" ·
Main Floor	Dining Room · 10' × 8' ·

Main Floor	Laundry · 3' × 2'8" ·
2nd Floor	Bedroom - Primary · 12'8" × 11'4" ·
2nd Floor	Bedroom · 9'6" × 8'1" ·
2nd Floor	Office · 10'8" × 10'4" ·
Title to Land:	Fee Simple
Community Features:	None
Interior Features:	Vaulted Ceiling(s)
Exterior Features:	None
Patio And Porch Features:	Patio
Lot Features:	Secluded
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Oct 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/7-1622-28-avenue-sw-calgary-a2352641/

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

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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