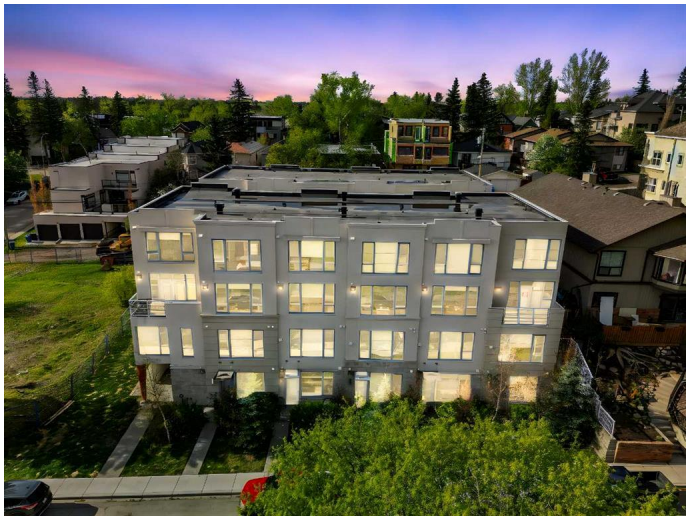
$550,000 - 103, 1611 28 Avenue Sw, Calgary

MLS® #A2242134

$550,000
3 Bedroom, 3.00 Bathroom, 1,752 sqft
Residential on 0.00 Acres



South Calgary, Calgary, Alberta

A rare opportunity: this exquisite end unit townhome is the largest in the complex sprawling over 2 storeys and offering more than 1750 sq ft. As you enter this private residence you will notice the minimalist, yet sophisticated aesthetic designed by Paul Lavoie. The gleaming wide plank hardwood floors, estate finishing, pride of ownership, and top to bottom loft style windows bringing in a ton of natural light. The kitchen is a focal point with sleek white cabinets that reach to the ceiling creating plenty of storage, timeless tile backsplash, an expansive island complete with a stone waterfall counter, and built-in stainless steel appliances including an induction cooktop, built in ovens and an upgraded fridge. Perfect for entertaining this opens to the spacious dining room and bright living room. The living room is highlighted by soaring 10â€™ ceilings and showcases a warm fireplace with a cabinet detail. Enjoy direct access to your own Sunny patio with BBQ gas line. A powder room on the main is tucked away for privacy. As you head upstairs notice the contemporary glass railing and upgraded carpet. The expansive primary has dual closets as you head to the spa inspired ensuite showcasing a luxurious large soaker tub, a separate tiled shower with 10 mil glass, dual sinks, stone counters, and a private water closet. Two additional well sized secondary bedrooms one with downtown views, the other with a large walk in closet share a stunning 5 pc bath including stone counters and

upgraded plumbing fixtures. Completing this level is a convenient laundry room. Enjoy this low maintenance lock & leave lifestyle with custom drapes, solid core 8' doors, extra large baseboards, designer lights, and secure heated parking plus two storage lockers. This home is pet-friendly and designed for those who crave style and location. Situated in the heart of South Calgary close to the Mardaloop shopping district, walking distance to great restaurants, shops, boutiques, and parks. Whether you're an investor, a family, or a young professional, this townhome offers the perfect mix of urban convenience and high-end livingâ€”all at a price that makes it one of the best values in the area.

Built in 2016

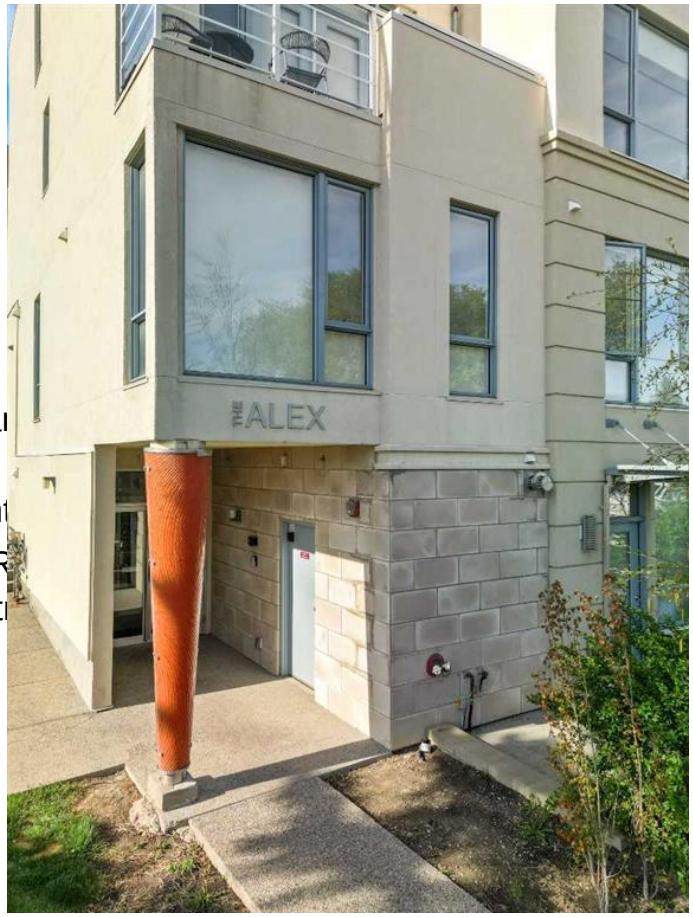
Essential Information

MLS® #	A2242134
Price	$550,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,752
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

Community Information

Address	103, 1611 28 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T2T 1J5



Amenities

Amenities	Other, Storage, Trash
Parking Spaces	1
Parking	Heated Garage, Parkade

Interior

Interior Features	High Ceilings, Kitchen Islan Quartz Counters, Recessed Double Vanity, Granite Count
Appliances	Dishwasher, Microwave, R Stacked, Built-In Oven, Electr
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4
Basement	None

Exterior

Exterior Features	Courtyard
Lot Description	Other
Roof	Rubber
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 22nd, 2025
Days on Market	91
Zoning	M-C1

Listing Details

Listing Office	CIR Realty

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