



1, 1523 28 Avenue SW  
Calgary, Alberta

MLS # A2309897



**\$699,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,477 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Assigned, Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Tile

**Roof:** Flat

**Basement:** Full

**Exterior:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Features:** Bookcases, Chandelier, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 500

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** Television & bracket above LR fireplace, cushion on basement bench. NOTE that the kitchen hood-fan is AS-IS.

This contemporary and stylish 3 bedroom and 3.5 bath townhouse is loaded with quality, custom touches. The decor is crisp and clean with ceiling height, high gloss kitchen cabinetry, stainless Fisher Paykel stove & refrigerator plus Bosch dishwasher (2025), stone countertops, hardwood flooring, 10-foot smooth finish ceilings on main floor, floor to ceiling tiled wall with gas fireplace, fresh paint, built-in speakers, sleek lighting & plumbing fixtures plus air conditioning. Throughout three levels, there is a feeling of spaciousness with abundant windows. The large primary bedroom suite easily accommodates a king bed with an adjacent walk-in closet and 5 piece ensuite bath with heated tile floors & steam shower. There is the convenience of upper laundry with new washer & dryer (2026) and second bedroom with 4 piece ensuite bathroom. The basement is fully finished with a new furnace in 2025, built-in bench and full wall of custom shelving, four piece bath and a bedroom with walk-in closet. The private & gated, stamped concrete front patio provides ample space for BBQ's and outdoor lounging. A space in the detached garage provides parking for one vehicle. A unit in this boutique collection of four townhomes is ideally suited for singles, couples, or first time buyers who want a low maintenance lifestyle in a vibrant, close-in neighbourhood with extensive amenities.