



GRASSROOTS
REALTY GROUP

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1907 28 Avenue SW
Calgary, Alberta

MLS # A2340462



\$1,749,000

Division:	South Calgary		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,923 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Sloped, Views		

Heating:	High Efficiency	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	RC2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Central Vacuum, Elevator, Kitchen Island, Soaking Tub, Sump Pump(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to a striking three-storey residence in the heart of sought-after South Calgary, offering nearly 3,600 sq. ft. of developed living space, exceptional functionality and a refined contemporary design. Ideally positioned just minutes from Marda Loop, this home places some of Calgary's best restaurants, cafés, boutique shopping, parks and everyday amenities within easy reach, while offering convenient access to downtown and the surrounding inner-city communities. Thoughtfully designed across four finished levels, the home features 5 bedrooms, 4.5 bathrooms and an elevator servicing all floors. Oversized windows and engineered hardwood create a bright, open atmosphere throughout the main level, where custom built-ins, designer lighting and sophisticated finishes complement the living and dining spaces. The kitchen is designed to impress with quartz countertops, extensive cabinetry, a generous island with seating, upgraded stainless-steel appliances, gas cooktop, wall oven and microwave, creating a natural gathering place for both everyday living and entertaining. The second level is anchored by a luxurious primary retreat featuring a custom walk-in closet with direct connectivity toward the laundry area and a spa-inspired ensuite with heated floors, dual vanities, an oversized glass shower and freestanding soaker tub. Two additional bedrooms and another full bathroom complete this level, along with a spacious dedicated laundry room. Continue to the third-floor retreat, where an additional bedroom, full bathroom and expansive bonus/flex room provide tremendous versatility for a media lounge, games room, home office or entertaining space. A beverage bar with sink and built-in storage enhances the space, while access to the upper outdoor areas takes advantage of the home's elevated setting and downtown views. The fully developed

lower level adds even more flexibility with a recreation area, fifth bedroom and full bathroom, making it ideal for guests, older children, a home gym or additional entertainment space. Heated basement floors add an extra level of comfort. Outside, the south-facing, fully landscaped and multi-tiered backyard provides defined areas for relaxing and entertaining during Calgary's warmer months. An insulated and drywalled attached garage, central air conditioning, high-efficiency construction and thoughtful storage throughout round out this impressive inner-city home. With its combination of architectural presence, upscale finishes, flexible living spaces and an outstanding South Calgary location, 1907 28 Avenue SW offers a rare opportunity to enjoy a modern inner-city lifestyle without sacrificing space, comfort or functionality.