# \$674,900 - 103, 1611 28 Avenue Sw, Calgary

MLS® #A2222299

## \$674,900

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 10' 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® # A2222299
Price \$674,900

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 Row/Townhouse

Style 2 Storey
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 Double Vanity, Granite Cou

Flow Plumbing Fixtures, No.

Counters, Recessed Lighting

Appliances Built-In Oven, Dishwasher, E

Refrigerator, Washer/Dryer S

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 May 21st, 2025

Days on Market 33

Zoning M-C1

## **Listing Details**

Listing Office CIR Realty

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