

# \$549,900 - 1826 28 Avenue Sw, Calgary

MLS® #A2253526

**\$549,900**

2 Bedroom, 1.00 Bathroom, 778 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Welcome to 1826 28th Ave! Extensively re-clad in 2024, this updated Marda Loop charmer blends vintage character with modern comfort. Inside, you'll find Aspen hardwood floors, a tongue-and-groove ceiling, built-ins, a cozy window seat with hidden storage, and a bright open plan. The added sunroom is filled with natural light, surrounded by plants, and makes a perfect home office. Thoughtful touches like a laundry chute add convenience to everyday living. The high efficiency furnace (2012, serviced annually) adds peace of mind, and the kitchen shines with brand-new appliances: oven, dishwasher, and fridge (2025). The developed basement, with closed-cell spray foam insulation, offers a warm, flexible space for a studio, family room, or guest room. Outside, the 125' deep lot with alley access, trailer gate, and many established perennials including roses, rhubarb, and vines offers future potential for a garage or off-street parking. This property has been thoughtfully maintained over the years and is ready for quick possession. Perfect as an investment, development opportunity, or affordable single family home for a first time home buyer or downziser.

Built in 1912

## Essential Information

MLS® #                      A2253526

Price                         \$549,900



|                |             |
|----------------|-------------|
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 778         |
| Acres          | 0.07        |
| Year Built     | 1912        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1826 28 Avenue Sw |
| Subdivision | South Calgary     |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 1J8           |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 2                              |
| Parking        | Off Street, Parking Pad, Stall |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Open Floorplan, Pantry, Chandelier, See Remarks                                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Full                                                                                          |

### Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Awning(s)                                                                                          |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot, Street Lighting, Fruit Trees/Shrub(s), Garden |
| Roof              | Asphalt Shingle                                                                                            |
| Construction      | Wood Frame, Metal Siding                                                                                   |
| Foundation        | Poured Concrete                                                                                            |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 47                   |
| Zoning         | M-C1                 |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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