



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1523 28 Avenue #1, Calgary T2T 1J3**

MLS®#: **A2189847**

Area: **South Calgary**

Listing Date: **01/24/25**

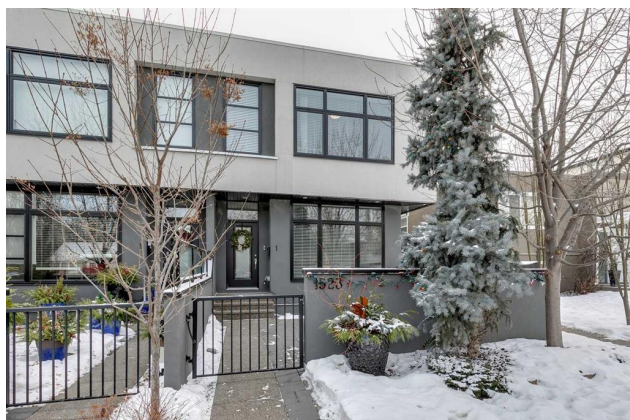
List Price: **\$725,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2014**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,464**  
Low Sqft:  
Ttl Sqft: **1,464**

DOM

**6**  
Layout  
Beds: **3 (2 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Front Yard,Low Maintenance Landscape**  
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Flat**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Courtyard**

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Built-in Features,Granite Counters,Open Floorplan,Recessed Lighting**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>18`0" x 10`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`10" x 12`5"</b>
<b>Laundry</b>	<b>Second</b>	<b>4`8" x 3`2"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`9" x 14`6"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>11`8" x 11`6"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`1" x 5`0"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>9`10" x 8`5"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`5" x 10`4"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`7" x 4`7"</b>
<b>Family Room</b>	<b>Lower</b>	<b>16`6" x 11`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`8" x 11`6"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 4`11"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>11`1" x 7`1"</b>

Condo Fee:  
**\$550**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **1610591**

Remarks

Pub Rmks: **Nestled in a vibrant inner-city neighbourhood, this townhouse boasts contemporary design details and designer finishes throughout. The open-concept main floor is perfect for entertaining with seamless flow between the sunny dining area and comfortable living room. A striking fireplace with a unique tile facade is a captivating focal point, infusing the room with style and warmth. The modern kitchen features granite countertops, sleek cabinetry extending to the ceiling for maximum storage, chef's grade stainless steel appliances, and a breakfast bar for casual meals. Upstairs, the primary bedroom impresses with a large walk-in closet, a bright window that welcomes natural light, and a luxurious ensuite with a tub, generously sized shower and double vanity with lots of storage. The second bedroom also includes its own ensuite for added convenience, while a second-floor laundry room adds practicality. Additional living space can be found in the fully finished basement recreation room with built-in cabinetry, ideal for a media room or home gym. A fourth bedroom and bathroom are tucked away down the hall and ideal for out-of-town guests. Outside, a gated, private courtyard is surrounded by mature trees and offers a tranquil spot to relax with a cup of coffee. With a single detached garage, plenty of square footage, and proximity to coffee shops, South Calgary Park, 17th Avenue, Marda Loop, and the downtown core, this home is an exceptional choice for a couple, single professional, or small family. Offering style, functionality, and unbeatable value, it's a must-see in the city center!**

Inclusions:  
Property Listed By: **TV Wall Mount  
RE/MAX House of Real Estate**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

