

1826 28 Avenue SW

Calgary, Alberta

MLS # A2253526



\$599,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Chandelier, Open Floorplan, Pantry, See Remarks		

Inclusions:

Blue glass cabinet, kitchen table, mirror coat closet, black exterior patio table, bedroom closet cabinet, wood & fire pit.

Welcome to 1826 28th Ave! Extensively reclad 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 ’s 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 downsizer.