

**1830 28 Avenue SW
Calgary, Alberta**

MLS # A2258193



\$999,900

Division:	South Calgary		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,820 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance		

Inclusions: Legal Suite: Dishwasher, Dryer, Electric Stove, Hood Fan, Refrigerator, Washer

Welcome to 1830 28 Avenue SW, a fully renovated two-storey home located on a quiet, tree-lined street in the desirable inner-city community of South Calgary. This beautifully updated property offers over 2,600 square feet of thoughtfully designed living space, blending modern luxury, functional family living, and income-generating potential with a legal walk-out basement suite. The main floor features a bright, open-concept layout filled with natural light from large windows and patio doors. Wide plank hardwood flooring, a gas fireplace, and elegant designer finishes create a warm and inviting atmosphere. At the heart of the home is a stunning chef's kitchen, complete with quartz countertops, under-mount lighting, an oversized waterfall island, and premium appliances including a Bertazzoni gas range and Bosch dishwasher. The kitchen flows seamlessly to the outdoors, featuring a large composite deck with a natural gas BBQ hookup, perfect for entertaining or relaxing evenings at home. Upstairs, the luxurious primary suite offers a serene retreat, featuring a spa-inspired ensuite with heated floors, a freestanding soaker tub, a tiled walk-in shower, and dual vanities. Two additional generously sized bedrooms, a full four-piece bathroom, and a spacious laundry room complete the upper level. The legal walk-out basement suite adds versatility, ideal for rental income, multi-generational living, or as an extension of the main home. It includes a private entrance with a covered patio, a full kitchen and living area, a large bedroom, a four-piece bathroom with heated floors, in-suite laundry, its own Nest smart doorbell, and a soundproofed ceiling with Roxul Safe & Sound insulation. This home underwent a comprehensive renovation in 2021, including new Hardie siding, soffits, windows, and all interior finishes. Additional updates

include a new furnace (2022), hot water tank (2021), custom window coverings, a cedar and aluminum front fence, and professionally landscaped front and rear yards. Smart home features include Nest doorbells, Nest smoke and CO detectors, WiFi-enabled exterior lighting, and WiFi-enabled underground sprinklers. Ideally situated just steps from Marda Loop's vibrant shops, cafes, top-rated schools, parks, and public transit, this home offers the best of inner-city living on a peaceful residential street. With quick access to downtown Calgary and every urban convenience nearby, this move-in ready home feels like new. Whether you're searching for a stylish family residence, an income property, or both, this home delivers on every level. Book your private showing today.