

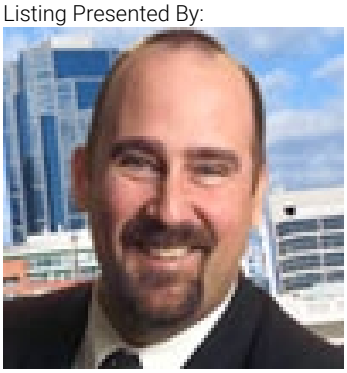
1907 28 Avenue Calgary Alberta

$1,699,000

Welcome to a striking three-storey residence in the heart of sought-after South Calgary, offering nearly 3,600 sq. ft. of developed living space, exceptional functionality and a refined contemporary design. Ideally positioned just minutes from Marda Loop, this home places some of Calgary's best restaurants, cafes, boutique shopping, parks and everyday amenities within easy reach, while offering convenient access to downtown and the surrounding inner-city communities. Thoughtfully designed across four finished levels, the home features 5 bedrooms, 4.5 bathrooms and an elevator servicing all floors has been roughed in. Oversized windows and engineered hardwood create a bright, open atmosphere throughout the main level, where custom built-ins, designer lighting and sophisticated finishes complement the living and dining spaces. The kitchen is designed to impress with quartz countertops, extensive cabinetry, a generous island with seating, upgraded stainless-steel appliances, gas cooktop, wall oven and microwave, creating a natural gathering place for both everyday living and entertaining. The second level is anchored by a luxurious primary retreat featuring a custom walk-in closet with direct connectivity toward the laundry area and a spa-inspired ensuite with heated floors, dual vanities, an oversized glass shower and freestanding soaker tub. Two additional bedrooms and another full bathroom complete this level, along with a spacious dedicated laundry room. Continue to the third-floor retreat, where an additional bedroom, full bathroom and expansive bonus/flex room provide tremendous versatility for a media lounge, games room, home office or entertaining space. A beverage bar with sink and built-in storage enhances the space, while access to the upper outdoor areas takes advantage of the home's elevated setting and downtown views. The fully developed lower level adds...

Primary Bedroom 14.92 Ft x 12.67 Ft
5pc Bathroom 16.58 Ft x 6.42 Ft
Other 5.92 Ft x 9.17 Ft
Laundry room 5.67 Ft x 9.92 Ft
3pc Bathroom 4.92 Ft x 9.83 Ft
Bedroom 13.00 Ft x 9.83 Ft
3pc Bathroom 11.75 Ft x 4.92 Ft
Other 9.75 Ft x 17.33 Ft
Other 4.08 Ft x 17.33 Ft
Recreational, Games room 11.50 Ft x 13.67 Ft
3pc Bathroom 11.08 Ft x 4.92 Ft
Bedroom 11.08 Ft x 11.42 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

RE/MAX Realty Professionals

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Bedroom 10.17 Ft x 9.83 Ft

Bedroom 12.67 Ft x 11.83 Ft

Bonus Room 17.00 Ft x 17.08 Ft

Living room 13.00 Ft x 14.58 Ft

Kitchen 16.25 Ft x 11.17 Ft

Dining room 19.75 Ft x 13.08 Ft