

# \$774,900 - 2022 28 Avenue Sw, Calgary

MLS® #A2236213

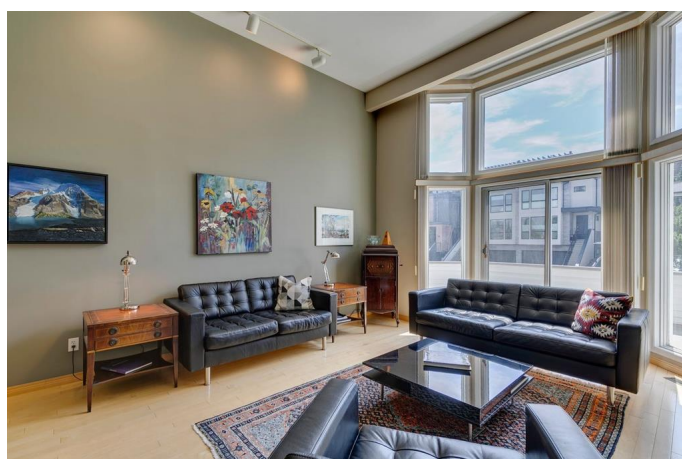
**\$774,900**

2 Bedroom, 3.00 Bathroom, 1,850 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Located on one of the most desirable streets in Marda Loop and surrounded by multi-million dollar homes, this detached gem offers incredible value under \$800,000. A unique design and full of character, this home welcomes you with a formal dining area and a bright kitchen positioned at the back of the home, ideal for indoor-outdoor entertaining. Step into the stunning living room, where soaring ceilings and floor-to-ceiling windows bathe the space in natural light. A cozy wood-burning fireplace, custom built-ins, and ample wall space for your favorite artwork create a warm, inviting atmosphere. The sunny, south-facing balcony extends your living space and adds to the charm. Just up a short flight of stairs, you'll find a versatile den or office, a 4-piece bathroom, and a generously sized bedroom. On the top level, the spacious primary suite features its own private south-facing balcony and a 4-piece ensuite. Across the hall, a second den or lounge area, a perfect spot for a reading nook, creative corner, or yoga space. This leads to a **THIRD BALCONY** with views of downtown and the lush greenery. The fully finished basement offers flexible space with a 2-piece bathroom ideal for a guest bedroom, home office, studio, or media room. Additional highlights include a double attached front garage with driveway parking for two more vehicles. The rear lane offers future potential for a detached garage, parking pad, or workshop. The backyard is a tranquil escape, with tiered landscaping,



garden beds, and multiple sitting areas for relaxing and entertaining. This is your chance to own a detached home in one of Calgary's most sought-after communities without breaking the bank! If you are looking for something a little more fun and funky than your cookie-cutter infill, this home provides an opportunity to let your personality shine! Bring your creative ideas to life! Super walkable location just five blocks from hundreds of shops, services, restaurants & cafes including Blush Lane & Safeway for groceries, Phil & Seb and Deville for coffee, Marda Loop Brewing, DOPO, Merchants, Village Ice Cream and much more! River Park is nearby, downtown YYC is 10 minutes away and access onto Crowchild to get around town is a breeze!

Built in 1986

### Essential Information

MLS® #	A2236213
Price	\$774,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,850
Acres	0.07
Year Built	1986
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Active

### Community Information

Address	2022 28 Avenue Sw
Subdivision	South Calgary
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2T 1K3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bookcases, Built-in Features, High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Gas Cooktop, Refrigerator, Washer, Oven
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, Garden
Lot Description	Back Lane, Back Yard, Garden, Landscaped, Many Trees
Roof	Flat Torch Membrane
Construction	Wood Frame, Aluminum Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	12
Zoning	R-CG

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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