

# \$549,900 - 1826 28 Avenue Sw, Calgary

MLS® #A2253526

**\$549,900**

2 Bedroom, 1.00 Bathroom, 778 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

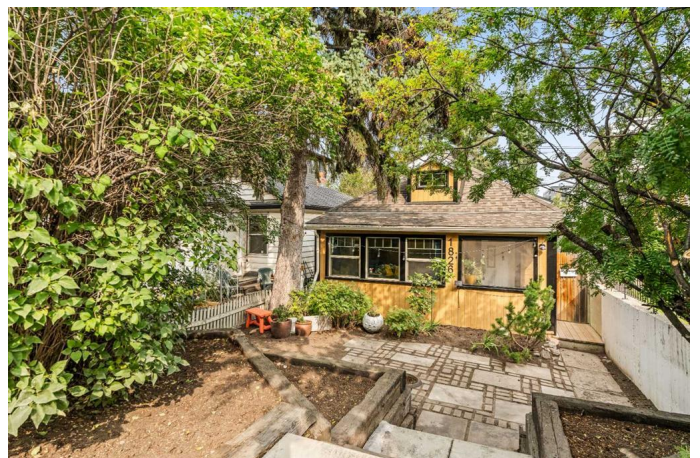
Welcome to 1826 28th Ave! Extensively re-clad in 2024, this updated Marda Loop charmer blends vintage character with modern comfort. Inside, you'll find Aspen hardwood floors, a tongue-and-groove ceiling, built-ins, a cozy window seat with hidden storage, and a bright open plan. The added sunroom is 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 125' 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 downziser.

Built in 1912

## Essential Information

MLS® #                   A2253526

Price                     \$549,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	778
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1826 28 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1J8

### **Amenities**

Parking Spaces	2
Parking	Off Street, Parking Pad, Stall

### **Interior**

Interior Features	Bookcases, Open Floorplan, Pantry, Chandelier, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	Garden, Awning(s)
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Rectangular Lot, Street Lighting, Fruit Trees/Shrub(s), Garden
Roof	Asphalt Shingle
Construction	Wood Frame, Metal Siding
Foundation	Poured Concrete

## **Additional Information**

Date Listed            September 18th, 2025  
Days on Market      47  
Zoning                 M-C1

## **Listing Details**

Listing Office         Charles

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