

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

MLS® #A2253526

\$549,900

2 Bedroom, 1.00 Bathroom, 778 sqft

Single Family on 0.07 Acres

South Calgary, Calgary, Alberta

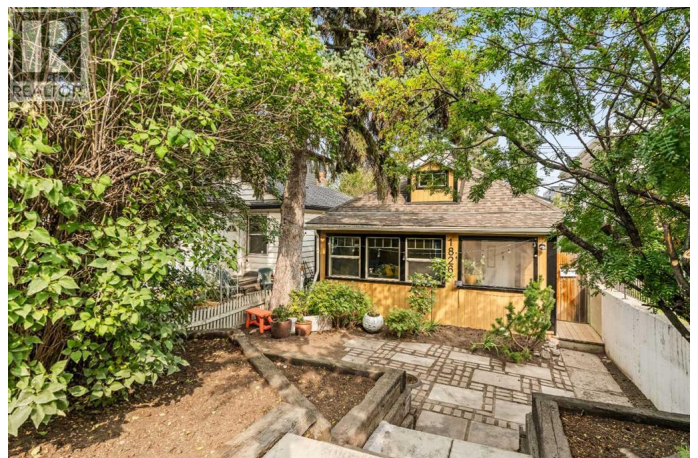
Welcome to 1826 28th Ave! Extensively re-clad in 2024, this updated Marda Loop charmer blends vintage character with modern comfort. Inside, you'll find Aspen hardwood floors, a tongue-and-groove ceiling, built-ins, a cozy window seat with hidden storage, and a bright open plan. The added sunroom is 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 downsizer. (id:6289)

Built in 1912

Essential Information

Listing # A2253526

Price \$549,900



Bedrooms	2
Bathrooms	1.00
Square Footage	778
Acres	0.07
Year Built	1912
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	1826 28 Avenue Sw
Subdivision	South Calgary
City	Calgary
Province	Alberta
Postal Code	T2T1J8

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Back lane
Parking Spaces	2
Parking	Other, Parking Pad

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Window Coverings
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Metal
Exterior Features	Fruit trees, Garden Area
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Charles
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Listing information last updated on October 19th, 2025 at 10:01am PDT