

# \$716,000 - 24, 1710 28 Avenue Sw, Calgary

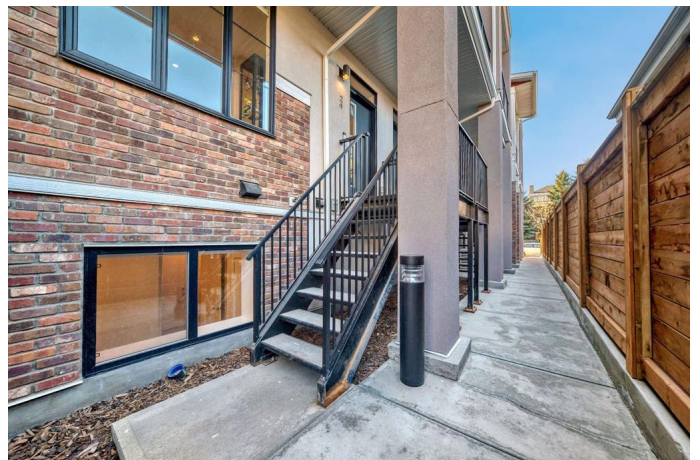
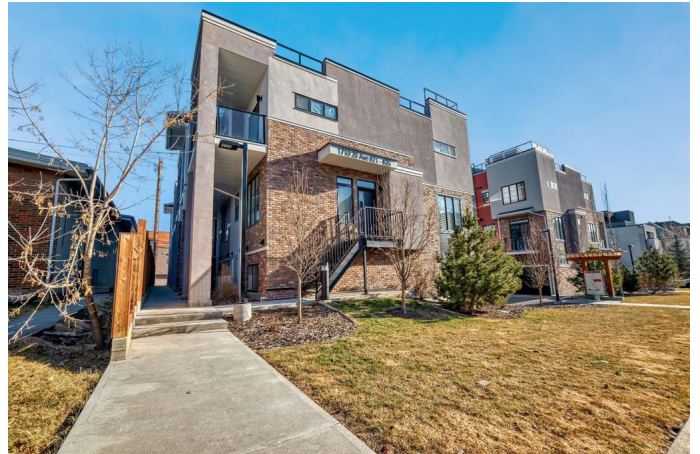
MLS® #A2208979

**\$716,000**

3 Bedroom, 4.00 Bathroom, 1,450 sqft  
Residential on 0.02 Acres

South Calgary, Calgary, Alberta

This exceptional three-bedroom, three-and-a-half-bathroom townhome seamlessly blends modern sophistication with timeless New York City vintage-inspired design. Nestled in the highly sought-after South Calgary/Marda Loop neighbourhood, this meticulously crafted residence offers a refined urban lifestyle in one of Calgary's most vibrant communities. The lower level provides direct access to the side-by-side two-car garage, additional storage, and a generously sized bedroom complete with its own ensuite. On the main level, an inviting open-concept layout is enhanced by luxury vinyl plank flooring and expansive windows that fill the space with natural light. The living area showcases a striking fireplace with a tile surround and mantle, creating a warm and inviting focal point. Flowing seamlessly from the living room, the chef-inspired kitchen features stone countertops, a spacious breakfast bar, ample white cabinetry, pot drawers, and premium stainless steel appliances, including a wall oven and gas cooktop. A Juliet balcony with a gas line provides added convenience for outdoor cooking, while a stylish two-piece powder room completes the level. The upper floor is designed for comfort and privacy, offering two primary bedrooms, each with their own walk-in closet and elegantly appointed ensuite bathroom. A conveniently located laundry area enhances the home's functionality. The private rooftop patio serves as the ultimate retreat,



offering breathtaking views. The perfect setting for relaxation or entertaining.

Located just steps from parks, recreation facilities, boutique shops, and some of Calgary's best dining options along 14th Street and 33rd Avenue, this townhome offers the perfect balance of urban convenience and neighbourhood charm. A rare opportunity to own an architecturally stunning home in a prime inner-city location. This townhome was the builder show home so you will see all the extras in this home.

Built in 2021

### Essential Information

MLS® #	A2208979
Price	\$716,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,450
Acres	0.02
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	24, 1710 28 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T1J6

### Amenities

Amenities	Snow Removal
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Parking Spaces	2
Parking	Double Garage Attached, Side By Side
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Stone Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Mantle, See Remarks
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Lane
Roof	Flat
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 9th, 2025
Days on Market	19
Zoning	M-C1

### **Listing Details**

Listing Office	Real Broker
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