

# \$1,949,999 - 2015 28 Avenue Sw, Calgary

MLS® #A2226087

**\$1,949,999**

4 Bedroom, 5.00 Bathroom, 2,806 sqft

Residential on 0.01 Acres

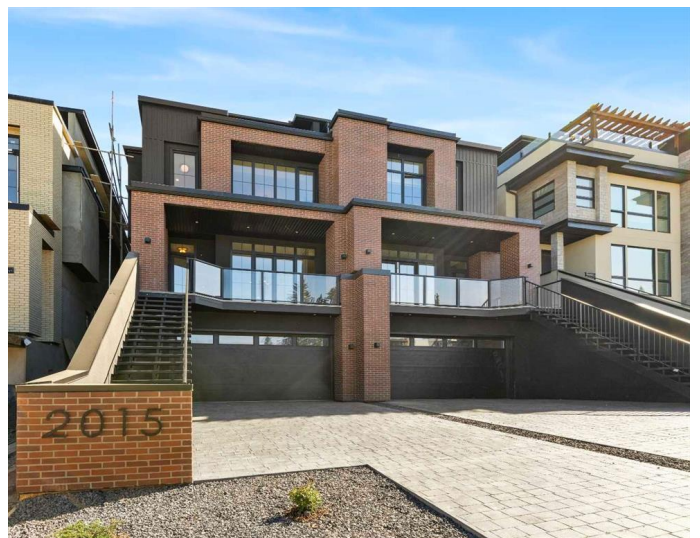
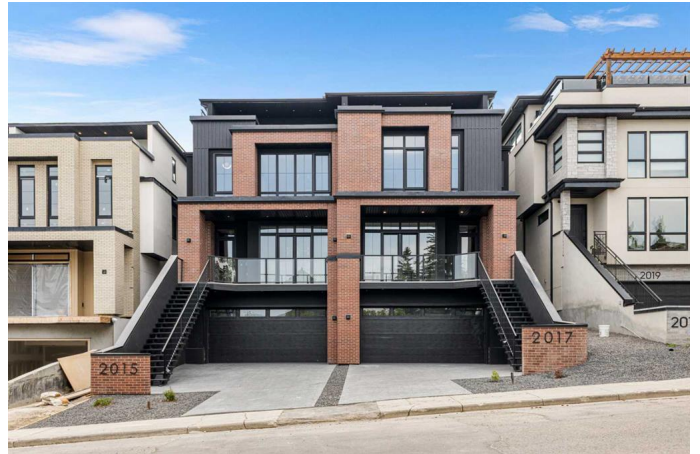
South Calgary, Calgary, Alberta

Experience quiet luxury at its finest in this stunning three-storey home, set on one of the highest points in Calgary with uninterrupted skyline views from all levels, and steps from Marda Loop.

The brownstone-inspired exterior makes a striking first impression with its blend of classic red brick detailing, black accents, and timeless stucco. The curb appeal is enhanced by clean glass railings, low-maintenance landscaping, and a welcoming front balcony.

Step into a beautiful and functional foyer, complete with custom built-in millwork, a bench, and smart storage including hanging compartments, open shelving, and pull-out drawers. The open-concept design includes a dedicated dining area surrounded by massive sliding doors that lead to the balcony. This is styled for intimate dinners, elevated entertaining, or just enjoying a coffee with stunning skyline views.

At the heart of the home, the chef's kitchen is a true masterpiece. It features a 14-foot island with quartz, a quartz backsplash, plaster textured hood fan, pot filler, and oversized premium appliances including a 48" dual oven gas range and a 66" built-in fridge/freezer. There is a butler's pantry with sink and cabinetry, a coffee bar, and tons of storage including under the island. The kitchen is set up to be not only beautiful but also functional and includes a garbage drawer, bar cooler, and spice racks/cabinetry.



Across from it, the living room centers around a stone fireplace mantle and custom built-ins which make it cozy, refined, and made for real living. Large doors lead to the deck and the sunny south facing backyard, that is tiered, turfed and truly low maintenance.

Throughout the home, youâ€™ll enjoy tons of natural sunlight from the large windows, 10-foot high ceilings, arched transitions, and wide-plank engineered hardwood create a warm and elevated flow.

Upstairs, the primary suite is a serene retreat with a spa-like ensuite featuring a steam shower, dual vanity, custom tilework, and skyline views. Secondary bedrooms are generously sized, each with walk-in closets, and connected by a stylish Jack-and-Jill bathroom ideal for kids or guests.

The third level includes a beautiful rooftop patio where you can soak in the skyline views, a moody and stylish bathroom with chrome finishes, a rec/living area with built-in storage and a stone fireplace mantle. There is a large wet bar with LED lighting in the cabinetry, green tile, hanging shelves and bar fridge. This is the ultimate entertaining area to host friends and family.

The fully finished basement extends the living space with heated floors, a large flex room or guest suite, and full bathroom. Additional features include a heated double attached garage with epoxy flooring, integrated speakers and security system, central A/C, roughed-in heated driveway.

Whether you're enjoying a quiet morning in the sun, hosting friends on the rooftop, or watching the city light up at night, this home was built for a lifestyle thatâ€™s elevated and timeless.

Built in 2025

## **Essential Information**

MLS® #	A2226087
Price	\$1,949,999
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,806
Acres	0.01
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

### Community Information

Address	2015 28 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1K4

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage
# of Garages	2

### Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer
Heating	In Floor, Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Low Maintenance Landscape, Rectangular Lot, Views
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 31st, 2025
Days on Market	18
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.