

# \$299,999 - 216, 2727 28 Avenue Se, Calgary

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MLS® #A2224703

**\$299,999**

2 Bedroom, 1.00 Bathroom, 825 sqft

Residential on 0.00 Acres

Dover, Calgary, Alberta

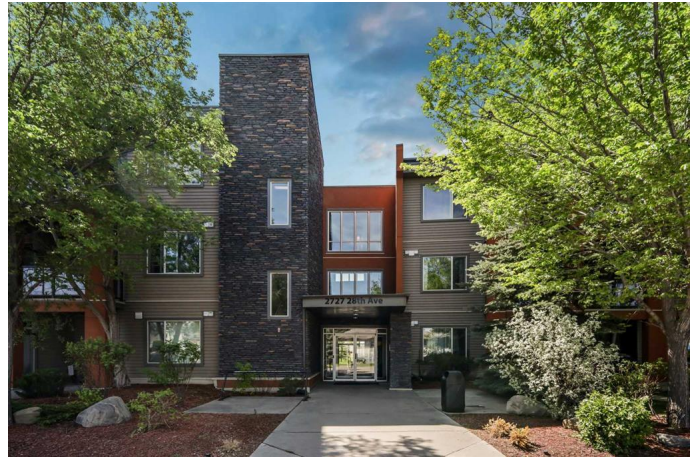
Incredible Value for One of the Largest  
2-Bedroom Units in This Highly Sought-After  
Inner-City Complex!

Welcome to The Ascent â€” one of  
Calgaryâ€™s best-kept inner-city secrets. This  
exceptional second-floor, corner unit boasts  
825 SQFT of thoughtfully designed living  
space, featuring 2 spacious bedrooms, 1  
bathroom, and RARE MOUNTAIN AND CITY  
SKYLINE VIEWS from your private balcony  
overlooking the peaceful courtyard.

Enjoy a modern open-concept layout with  
9â€™ CEILINGS, large windows flooding the  
home with natural light, and beautiful luxury  
laminated flooring throughout the living and  
dining areas. The kitchen is a chefâ€™s  
delight, with rich cabinetry, stylish countertops,  
stainless steel appliances, and a raised eating  
barâ€”perfect for entertaining. A BUILT-IN  
DESK offers the ideal WORK FROM HOME  
SETUP, and fresh paint throughout gives the  
unit a clean, refreshed feel.

The bathroom is another standout feature,  
offering a luxurious OVERSIZED SOAKER  
TUB and a handy WALK-IN SHOWERâ€”a  
rare and highly sought-after setup that brings  
both comfort and functionality to your daily  
routine.

This unit comes complete with titled HEATED  
underground parking, an assigned storage



locker conveniently located right in front of your stall, and in-suite laundry. The building is pet-friendly (with board approval) and exceptionally well-managed, with solar panels installed to reduce energy consumption.

Nestled in a beautifully landscaped complex with walking paths, a gazebo, a volleyball court, baseball diamond, and playground, youâ€™re also just minutes from downtown. Enjoy quick access not only to DEERFOOT TRAIL but also to STONEY TRAIL, making commuting a breeze. You'll also love being close to the Bow River and Calgaryâ€™s scenic biking and walking trailsâ€”perfect for an active, outdoor lifestyle. Just steps away from vibrant International Avenue, top schools, golf courses, and more, this location offers the best of convenience and connection.

This is a rare opportunity to own one of the biggest and best units in one of the most well-managed buildings in the area. Whether youâ€™re a first-time buyer, savvy investor, or looking for the perfect blend of lifestyle and locationâ€”this is the one.

Built in 2009

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2224703    |
| Price          | \$299,999   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 825         |
| Acres          | 0.00        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Apartment   |

|        |                   |
|--------|-------------------|
| Style  | Single Level Unit |
| Status | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 216, 2727 28 Avenue Se |
| Subdivision | Dover                  |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2B 0L4                |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | None            |
| Parking Spaces | 1               |
| Parking        | Parkade, Titled |
| # of Garages   | 1               |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, Soaking Tub, Storage                |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer |
| Heating           | Baseboard                                                             |
| Cooling           | None                                                                  |
| # of Stories      | 3                                                                     |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Balcony, Courtyard, Dog Run, Garden, Playground, Private Yard, Storage |
| Construction      | Stone, Stucco, Vinyl Siding, Wood Frame                                |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 87             |
| Zoning         | DC             |

### Listing Details

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

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