

# \$625,000 - 103, 1611 28 Avenue Sw, Calgary

---

MLS® #A2242134

**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,752 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

OPEN HOUSE SATURDAY 16TH 1PM-3PM.

A rare opportunity: this exquisite end unit townhome is the largest in the complex sprawling over 2 storeys and offering more than 1750 sq ft. As you enter this private residence you will notice the minimalist, yet sophisticated aesthetic designed by Paul Lavoie. The gleaming wide plank hardwood floors, estate finishing, pride of ownership, and top to bottom loft style windows bringing in a ton of natural light. The kitchen is a focal point with sleek white cabinets that reach to the ceiling creating plenty of storage, timeless tile backsplash, an expansive island complete with a stone waterfall counter, and built-in stainless steel appliances including an induction cooktop, built in ovens and an upgraded fridge. Perfect for entertaining this opens to the spacious dining room and bright living room. The living room is highlighted by soaring 10'™ ceilings and showcases a warm fireplace with a cabinet detail. Enjoy direct access to your own Sunny patio with BBQ gas line. A powder room on the main is tucked away for privacy. As you head upstairs notice the contemporary glass railing and upgraded carpet. The expansive primary has dual closets as you head to the spa inspired ensuite showcasing a luxurious large soaker tub, a separate tiled shower with 10 mil glass, dual sinks, stone counters, and a private water closet. Two additional well sized secondary bedrooms one with downtown views, the other with a large walk in closet share a stunning 5



pc bath including stone counters and upgraded plumbing fixtures. Completing this level is a convenient laundry room. Enjoy this low maintenance lock & leave lifestyle with custom drapes, solid core 8' doors, extra large baseboards, designer lights, and secure heated parking plus two storage lockers. This home is pet-friendly and designed for those who crave style and location. Situated in the heart of South Calgary close to the Mardalooop shopping district, walking distance to great restaurants, shops, boutiques, and parks. Whether you're an investor, a family, or a young professional, this townhome offers the perfect mix of urban convenience and high-end livingâ€”all at a price that makes it one of the best values in the area.

Built in 2016

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2242134      |
| Price          | \$625,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,752         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 103, 1611 28 Avenue Sw |
| Subdivision | South Calgary          |
| City        | Calgary                |
| County      | Calgary                |

Province Alberta  
Postal Code T2T 1J5

**Amenities**

Amenities Other, Storage, Trash  
Parking Spaces 1  
Parking Heated Garage, Parkade

**Interior**

Interior Features Double Vanity, Granite Countertops, Flow Plumbing Fixtures, No. of Bathrooms 2, Counters, Recessed Lighting  
Appliances Built-In Oven, Dishwasher, Electric Range, Refrigerator, Washer/Dryer Space  
Heating Baseboard  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas  
# of Stories 4  
Basement None

**Exterior**

Exterior Features Courtyard  
Lot Description Other  
Roof Rubber  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

**Additional Information**

Date Listed July 22nd, 2025  
Days on Market 31  
Zoning M-C1

**Listing Details**

Listing Office CIR Realty



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.