

\$1,949,999 - 2011 28 Avenue Sw, Calgary

MLS® #A2256427

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3 Bedroom, 4.00 Bathroom, 2,754 sqft

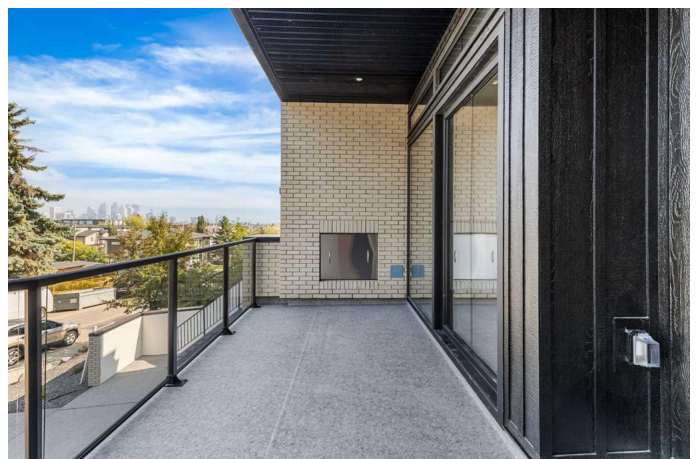
Residential on 0.07 Acres

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 exterior makes a striking first impression with its blend of classic white brick detailing, black accents, and timeless stucco. The curb appeal is enhanced by clean glass railings, low-maintenance landscaping, and a welcoming front balcony with a fireplace. 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, mud room, 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 beautiful fireplace 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 bathroom ideal for kids or guests.

The third level includes a beautiful rooftop patio where you can soak in the skyline views, a stylish bathroom with nice finishes, a rec/living area with built-in storage, a built-in desk, and a gas fireplace. There is a wet bar, bar fridge, and entertainment in the center. This is the ultimate entertaining area to host friends and family.

The fully finished basement extends the living space with heated floors roughed-in, 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, roughed-in central A/C and 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® #	A2256427
Price	\$1,949,999
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,754
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

Community Information

Address	2011 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	Rough-In
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	September 12th, 2025
Days on Market	32
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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