

# \$1,250,000 - 2102 28 Avenue Sw, Calgary

MLS® #A2256014

**\$1,250,000**

4 Bedroom, 4.00 Bathroom, 2,459 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

Experience the pinnacle of urban luxury in the heart of Marda Loop, just minutes from downtown Calgary. With striking city views as your backdrop, this renovated 2023 residence combines the character of an established build with the sophistication of modern design.

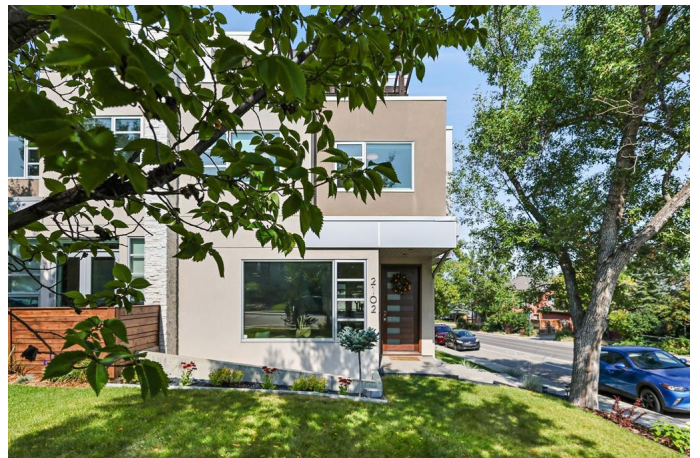
Spanning three levels plus a walkout basement, it has been meticulously reimaged with custom cabinetry, bespoke finishes, and architectural details throughout. Upon entry, the grand mono-stringer staircase makes a bold statement, while the three-sided biofuel fireplace with custom millwork anchors the main living space with warmth and style. The chef's kitchen is equally impressive, designed with premium appliances, custom cabinetry, and a central island accented by detailed milling—crafted for both form and function.

The backyard retreat offers a spacious patio perfect for barbecues, al fresco dining, and evenings around the fire table.

Upstairs, the primary suite serves as a tranquil escape with double closets and a luxurious five-piece ensuite. On the third level, a loft bar opens to an expansive deck with sweeping skyline views—an ideal setting for entertaining or simply unwinding.

The finished walkout basement extends the home's versatility with a generous bedroom, ensuite, and living area with rough-in for a wet bar or kitchenette, making it perfect for guests or extended family.

Every element of this home has been



thoughtfully curatedâ€”from the 2023 custom cabinetry to the finely crafted millworkâ€”creating a residence that balances modern elegance with timeless appeal in one of Calgaryâ€™s most vibrant communities.

Built in 2011

Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2256014               |
| Price          | \$1,250,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,459                  |
| Acres          | 0.07                   |
| Year Built     | 2011                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 3 Storey, Side by Side |
| Status         | Active                 |

Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2102 28 Avenue Sw |
| Subdivision | Richmond          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T1K5            |

Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Kitchen Island, Storage, Walk-In Closet(s) |
|-------------------|------------------------------------------------------------------------------|

|                 |                                                                                                                                                                   |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Built-In Oven, Dishwasher, Dryer, ENERGY STAR Qualified Dishwasher, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Window Coverings, Wine Refrigerator |
| Heating         | Forced Air                                                                                                                                                        |
| Cooling         | Central Air                                                                                                                                                       |
| Fireplace       | Yes                                                                                                                                                               |
| # of Fireplaces | 1                                                                                                                                                                 |
| Fireplaces      | Gas                                                                                                                                                               |
| Has Basement    | Yes                                                                                                                                                               |
| Basement        | Finished, Full, Walk-Out                                                                                                                                          |

## Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                           |
| Lot Description   | Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, Views |
| Roof              | Rubber                                                                          |
| Construction      | Stone, Stucco, Wood Frame                                                       |
| Foundation        | Poured Concrete                                                                 |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 30                   |
| Zoning         | R-CG                 |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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