

**21, 1710 28 Avenue SW**  
**Calgary, Alberta**

**MLS # A2302452**



**\$729,900**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,444 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	See Remarks	<b>Condo Fee:</b>	\$ 460
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Separate Entrance, Stone Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Experience contemporary style in this stunning 3-storey townhouse just steps from Marda Loop. The open-concept main floor features wide-plank flooring and a chef-inspired kitchen with quartz counters, a massive island, gas cooktop, and built-in wall oven. Upstairs, the primary retreat offers a custom walk-in closet and a spa-like 5-piece ensuite with a deep soaking tub. The true showstopper is the private rooftop patio with artificial turf and city views—perfect for entertaining. Lower-level flex/office space, attached garage, and designer finishes throughout. Unbeatable proximity to Calgary’s best shopping, dining, and downtown. Modern, functional, and move-in ready. Book your showing today!