

148, 2727 28 Avenue SE
Calgary, Alberta

MLS # A2313305



\$307,900

Division:	Dover		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	836 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	-	Condo Fee:	\$ 532
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	DC(pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Chandelier, Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: bbq

Welcome to The Ascent in Dover, where comfort, convenience, and privacy come together in this beautifully maintained main-floor corner unit. Offering nearly 840 sq. ft. of thoughtfully designed living space, this 2-bedroom, 2-bathroom condo is the perfect place to call home with 2 titled underground parking. From the moment you step inside, you'll appreciate the bright and airy atmosphere created by soaring 9-foot ceilings, oversized windows, and an open-concept design that fills the home with natural light. Cork flooring flows throughout the main living areas, adding warmth and character to the space. The heart of the home is the stylish kitchen, featuring granite countertops, stainless steel appliances, rich dark cabinetry, and plenty of storage and workspace for everyday living or entertaining. The spacious living and dining areas seamlessly connect to a large covered patio, where the desirable corner location and private north-facing exposure create a peaceful outdoor retreat. Unlike many main-floor condos, this patio offers exceptional privacy with minimal foot traffic, making it the perfect spot for morning coffee, evening relaxation, or entertaining guests while enjoying a quiet, secluded setting. The primary bedroom offers a relaxing sanctuary with a walk-in closet and private 3-piece ensuite. A generously sized second bedroom provides flexibility for guests, family members, or roommates, while the dedicated den with built-in desk space makes working from home both comfortable and convenient. Freshly painted and exceptionally cared for, this move-in-ready home also includes two titled heated underground parking stalls, an assigned storage cage, secure building access, and ample visitor parking—an incredible feature rarely found at this price point. Residents of The Ascent enjoy beautifully landscaped courtyards, walking paths, a charming gazebo, and

a professionally managed community that reflects true pride of ownership. Just outside your door, Valleyview Park offers playgrounds, beach volleyball courts, expansive green spaces, and scenic pathways for year-round outdoor enjoyment. Ideally situated only 10 minutes from Downtown Calgary, with quick access to Deerfoot Trail, Inglewood, golf courses, schools, shopping, parks, and Calgary's extensive pathway network, this home offers the perfect balance of urban convenience and everyday tranquility. Whether you're a first-time buyer, downsizer, or investor, this exceptional condo is a rare opportunity to enjoy low-maintenance living in one of Dover's most desirable communities.