

\$299,999 - 216, 2727 28 Avenue Se, Calgary

MLS® #A2224703

\$299,999

2 Bedroom, 1.00 Bathroom, 825 sqft

Residential on 0.00 Acres

Dover, Calgary, Alberta

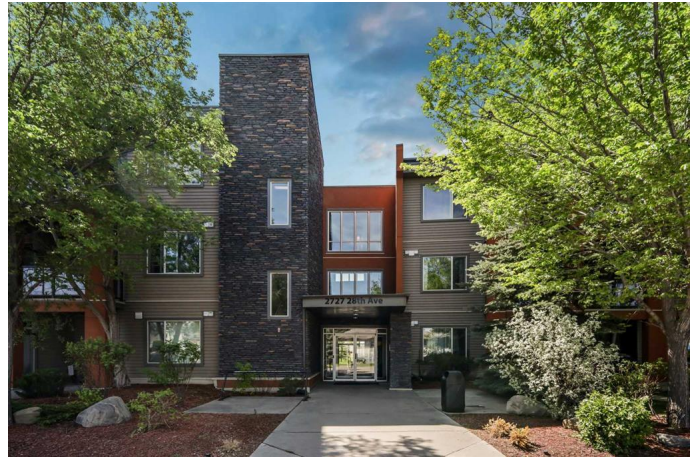
Incredible Value for One of the Largest
2-Bedroom Units in This Highly Sought-After
Inner-City Complex!

Welcome to The Ascent â€” one of
Calgaryâ€™s best-kept inner-city secrets. This
exceptional second-floor, corner unit boasts
825 SQFT of thoughtfully designed living
space, featuring 2 spacious bedrooms, 1
bathroom, and RARE MOUNTAIN AND CITY
SKYLINE VIEWS from your private balcony
overlooking the peaceful courtyard.

Enjoy a modern open-concept layout with
9â€™ CEILINGS, large windows flooding the
home with natural light, and beautiful luxury
laminated flooring throughout the living and
dining areas. The kitchen is a chefâ€™s
delight, with rich cabinetry, stylish countertops,
stainless steel appliances, and a raised eating
barâ€”perfect for entertaining. A BUILT-IN
DESK offers the ideal WORK FROM HOME
SETUP, and fresh paint throughout gives the
unit a clean, refreshed feel.

The bathroom is another standout feature,
offering a luxurious OVERSIZED SOAKER
TUB and a handy WALK-IN SHOWERâ€”a
rare and highly sought-after setup that brings
both comfort and functionality to your daily
routine.

This unit comes complete with titled HEATED
underground parking, an assigned storage



locker conveniently located right in front of your stall, and in-suite laundry. The building is pet-friendly (with board approval) and exceptionally well-managed, with solar panels installed to reduce energy consumption.

Nestled in a beautifully landscaped complex with walking paths, a gazebo, a volleyball court, baseball diamond, and playground, youâ€™re also just minutes from downtown. Enjoy quick access not only to DEERFOOT TRAIL but also to STONEY TRAIL, making commuting a breeze. You'll also love being close to the Bow River and Calgaryâ€™s scenic biking and walking trailsâ€”perfect for an active, outdoor lifestyle. Just steps away from vibrant International Avenue, top schools, golf courses, and more, this location offers the best of convenience and connection.

This is a rare opportunity to own one of the biggest and best units in one of the most well-managed buildings in the area. Whether youâ€™re a first-time buyer, savvy investor, or looking for the perfect blend of lifestyle and locationâ€”this is the one.

Built in 2009

Essential Information

MLS® #	A2224703
Price	\$299,999
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	825
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment

Style	Single Level Unit
Status	Active

Community Information

Address	216, 2727 28 Avenue Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0L4

Amenities

Amenities	None
Parking Spaces	1
Parking	Parkade, Titled
# of Garages	1

Interior

Interior Features	Built-in Features, High Ceilings, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Baseboard
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony, Courtyard, Dog Run, Garden, Playground, Private Yard, Storage
Construction	Stone, Stucco, Vinyl Siding, Wood Frame

Additional Information

Date Listed	May 29th, 2025
Days on Market	86
Zoning	DC

Listing Details

Listing Office	eXp Realty
----------------	------------

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