

# \$279,900 - 226, 2727 28 Avenue Se, Calgary

MLS® #A2240784

**\$279,900**

2 Bedroom, 1.00 Bathroom, 701 sqft

Residential on 0.00 Acres

Dover, Calgary, Alberta

SEE 3D TOUR! Looking for incredible value just minutes from downtown Calgary? Whether you're buying your first home, downsizing into something low-maintenance, or investing in a move-in ready rental, this updated 2-bedroom condo at Ascent delivers comfort, style, and smart long-term potential.

Set on the quiet side of the building with courtyard views, this unit features brand-new luxury vinyl plank flooring throughout: no carpets anywhere. The open-concept living space includes a modern kitchen with granite countertops, stainless steel appliances, and a brand-new built-in microwave. A custom built-in desk creates the perfect work-from-home nook, while large windows bring in great natural light all day. Step out to your private patio with gas BBQ hookup, ideal for morning coffee or summer evenings.

The primary bedroom offers a walk-through closet with direct bathroom access, and the second bedroom is perfect for guests, kids, or a home office. Additional features include in-suite laundry, a large storage room, HEATED titled underground parking, and an assigned storage locker. No scraping windows in winter. Ever.

This professionally managed, pet-friendly complex (with board approval) is just 10 minutes to downtown and offers quick access to Deerfoot Trail, Franklin CTrain Station (3.3



km), and multiple bus routes. Itâ€™s also steps to Valleyview Park, with a spray park, volleyball courts, playgrounds, and a toboggan hillâ€”and connects directly to the Bow River Pathway, perfect for walking or biking with views of the downtown skyline.

Enjoy the international cuisine and shops of International Avenue just minutes away. Families will appreciate proximity to schools within 3 km, including West Dover, Valley View, Ian Bazalgette, and Holy Cross. Plus, condo fees include heat and water, leaving only electricity to pay.

If youâ€™ve been waiting for the right opportunity: something updated, affordable, and well-connected? This is IT. Reach out to your favourite realtor today to book a private tour.

Built in 2009

**Essential Information**

MLS® #	A2240784
Price	\$279,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	701
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	226, 2727 28 Avenue Se
Subdivision	Dover
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2B 0L4

### Amenities

Amenities	Elevator(s)
Parking Spaces	1
Parking	Titled, Underground

### Interior

Interior Features	Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
# of Stories	3

### Exterior

Exterior Features	Balcony, Courtyard
Construction	Brick, Concrete, Vinyl Siding

### Additional Information

Date Listed	July 17th, 2025
Days on Market	61
Zoning	DC (pre 1P2007)

### Listing Details

Listing Office	CIR Realty
----------------	------------

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