

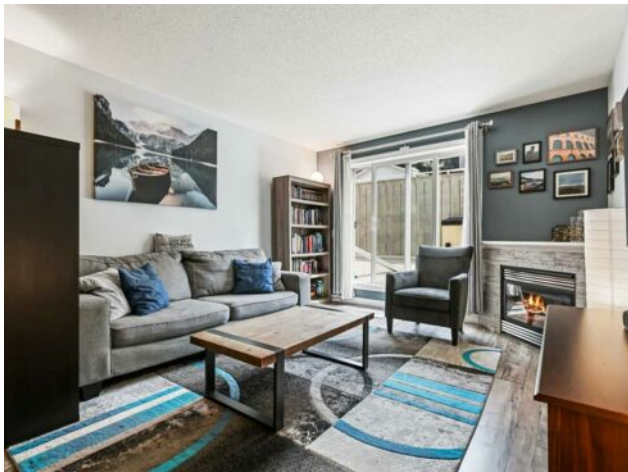


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

211, 1631 28 Avenue SW
Calgary, Alberta

MLS # A2219351



\$355,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	927 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor
Floors:	Carpet, Tile, Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Stucco, Wood Frame
Foundation:	-
Features:	Breakfast Bar, Open Floorplan, Quartz Counters, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 623
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: None

An exceptional unique condo offering in South Calgary. Featuring an enormous (~1000 sq ft) south facing back patio that you have to see to believe, this updated 2-bedroom, 2-bathroom unit features vinyl plank flooring, abundant natural light, and a modern kitchen with stainless steel appliances (updated in 2021-2022) and quartz countertops throughout. Two spacious bedrooms and bathrooms offer privacy, including an ensuite with a soaker tub and a second bathroom with a shower. In-suite laundry is a bonus with an upgraded washer and dryer (2022). The nearly 800 sq ft patio allows you that extra space you won't get with many other condo options in the city. Comes with a titled parking stall (heated, level 1) and assigned storage locker. Walking distance to community amenities like cSpace Marda Loop, South Calgary Community Centre, Our Daily Brett Market & Caf  , and the Giuffre Family Library and easy access to Crowchild Trail, 14th St, 17th Ave, and downtown Calgary. Contact your favourite Realtor to schedule a showing today!