



**GRASSROOTS**  
REALTY GROUP

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205, 1631 28 Avenue SW  
Calgary, Alberta

MLS # A2233919



**\$365,000**

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,012 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 685
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Quartz Counters		

Inclusions: N/A

Welcome to Marda Loop, This vibrant, eclectic, and walkable neighbourhood in southwest Calgary, known for its thriving local food and retail scene, community events, and diverse housing options! And welcome home to this meticulously maintained Condo unit that offers 2 bedrooms, 2 bathrooms, 2 balconies, over 1000 square feet, updated kitchen countertops, back splashes & appliances. This lovingly cared for Condo provides a spacious dining area off the kitchen and a large living room with corner fireplace and a patio door that leads onto a good size balcony. A spacious Primary bedroom with a 4-piece en-suite bathroom and walk-in closet as well as a sliding door onto another good size balcony. The second bedroom is good size, excellent for guests or a home office. This unit comes with a titled underground secured parking stall as well as an assigned storage. Call today to view.