



GRASSROOTS
REALTY GROUP

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308, 1631 28 Avenue SW
Calgary, Alberta

MLS # A2235627



\$309,900

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	942 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Garage Door Opener, Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 620
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Elevator, No Smoking Home, Soaking Tub		

Inclusions: N/A

WELCOME HOME to this Corner Unit in the Heart of Marda Loop! You will Love this Bright Open Floorplan with South and West Windows allowing the natural light to pour in! Your New Home Boasts a well appointed Kitchen with Maple Cabinets and Plenty of Storage and is Open to the Dining and Living Room which includes a Gas Fireplace for your enjoyment! Your Large Primary Bedroom features walk through Closet and a 4 pc Ensuite which includes a soaker tub. The 2nd Bedroom can double as an Office or Guest Room and there is a second 4 pc Bath for your convenience. You will Love your South Facing Deck where you will enjoy your Morning Coffee or Relaxing and Entertaining! This unit also features In-suite Laundry, an Underground Titled Parking , and a Storage Locker. Walking Distance to Restaurants, Shopping, and Amenities in Marda Loop and 17th Ave with Easy access to Schools including Universities and Downtown. This is a Must See! Welcome Home!