



GRASSROOTS
REALTY GROUP

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340, 2727 28 Avenue SE
Calgary, Alberta

MLS # A2250127



\$244,900

Division:	Dover		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	562 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 345
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, Laminate Counters, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to effortless top-floor living in the sought-after ASCENT building, where modern style meets ultimate convenience. Bright and inviting, this sophisticated 1-bedroom condo showcases 9ft ceilings, a neutral palette, and an abundance of natural light. Enjoy morning coffee on your East-facing balcony overlooking the tranquil courtyard, and take advantage of the secure titled underground parking stall complete with an attached storage locker. The open-concept layout offers a sunny living room and built-in desk nook – ideal for working from home – while the functional kitchen features GE stainless steel appliances, a clever built-in dining table, and plenty of cabinetry. The spacious bedroom includes a walk-in closet behind a trendy barn door, while the full 4-pc bathroom connects to a laundry area with stacking GE washer and dryer. BuiltGreen construction with SkyFire Energy’s solar thermal system enhances everyday efficiency, while beautifully landscaped grounds with a gazebo and benches create a peaceful community vibe. Step outside to Valleyview Regional Park – offering playgrounds, spray park, sports courts, walking paths, and pond – and enjoy quick access to International Avenue, downtown, Deerfoot, and the ridge overlooking Mary Dover Park. Stylish, practical, and perfectly located – it’s all here.