



GRASSROOTS
REALTY GROUP

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**308, 1611 28 Avenue SW
Calgary, Alberta**

MLS # A2275007



\$458,900

Division:	South Calgary		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,010 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Baseboard, Fireplace(s), Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 525
Basement:	None	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Storage		

Inclusions: N/A

#308 1611 – 28th Ave SW Gorgeous urban townhome in the vibrant inner-city community of Marda Loop, South Calgary! Located in the boutique building of the coveted Alex Courtyard Lofts, this is your inner-city oasis! Sleek modern design, open spacious layout with the kitchen being open to the dining and living room area. Stunning kitchen with quartz countertops, stainless steel appliances and large island. Light and bright, with floor to ceiling windows. Hardwood floors throughout main floor. The living room features a contemporary fireplace with patio doors out to your own South facing, private patio yard area giving you added outdoor living space. Two bedroom, two and a half bath townhome with each bedroom having its own ensuite bathroom. Titled underground secure Parking. Titled Storage locker #48. Pet friendly complex (pets allowed with board approval). Live in the vibrant community of Marda Loop with all its little shops, fantastic restaurants, pubs, grocery stores and more. Walk to fantastic amenities within the South Calgary, outdoor swimming pool, public library, tennis courts, skating rink, parks, playgrounds, walking paths and beautiful natural park and off leash area along the Elbow River for your furry family member. Close to all the fantastic stores, restaurants and pubs on 17th Ave. 10 minute drive to downtown. Urban living at its finest! View the 3D Tour (Purple House Symbol). Welcome home!