



112, 2727 28 Avenue SE
Calgary, Alberta

MLS # A2295903



\$214,900

Division:	Dover		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	573 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 371
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Track Lighting, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Curtain Rods		

Welcome to this ground-floor condo, ideally located just steps from Valleyview Park and the Bow River pathway system, where you can enjoy beautiful views of the downtown skyline. With easy access to Deerfoot Trail, commuting downtown or reaching any quadrant of the city is effortless. This well-designed 1-bedroom, 1-bathroom unit offers 573 sq ft of comfortable living space, perfect for first-time buyers, downsizers, or investors. The functional layout features warm cork flooring throughout the main living area, a primary bedroom with a walk-in closet, a spacious bathroom and a thoughtfully designed kitchen complete with a large peninsula and breakfast bar. A built-in office nook provides a convenient work-from-home setup, while in-suite laundry and low condo fees (including heat) add to the home's practicality. Enjoy the peace and privacy of having no neighbours below, along with the convenience of titled parking. Located in a quiet, well-maintained, modern, and pet-friendly building, this home also features a large private patio. You'll love the easy access to nearby shopping, transit, the Southview Off-Leash Dog Park and a wide variety of dining options along International Avenue.