



405, 1631 28 Avenue SW  
Calgary, Alberta

MLS # A2298219



**\$350,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,214 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 865
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Pantry, Quartz Counters, Storage		

**Inclusions:** None

You will find exceptional value in this extensively renovated, 1 bedroom + loft, 2 bathroom condo in South Calgary! Featuring 1,214 sqft of space, this spacious top floor condo is full of high quality renovations and upgrades. As soon as you enter the front door, you will immediately notice the 17-foot ceilings, big windows offering plenty of natural sunlight, and vinyl plank flooring throughout the entire main floor. Next, you will find a beautifully renovated kitchen featuring new cabinets, quartz countertops, large pantry, upgraded stainless steel appliances, and a peninsula island. With a dining room and living room adjacent to the kitchen, this functional, open concept floor plan makes it easy to entertain family and friends! The living room also features a gas fireplace. The large primary bedroom has plenty of natural light with a sliding door leading to your balcony, a walk through closet, and a 4-piece ensuite with soaker tub and shower. Finishing off the main level is an additional 4-piece bathroom, in-suite laundry with new washer & dryer (Dec 2025), and a storage room under the stairs - an extra feature that most units in this complex do not have! Heading up the stairs, you will find a generous sized loft that is perfect for an additional sleeping area, office, or entertainment room. Lastly, this unit features a 20-foot balcony with south exposure, perfect for enjoying many nice summer evenings or relaxing after work. This unit also comes with an underground, titled parking stall and an assigned storage locker. Finally enjoy everything that South Calgary and vibrant Marda Loop has to offer, the perfect blend of urban energy and neighbourhood charm, with trendy cafes, boutique shopping, and top-rated restaurants just steps from your door. Enjoy a walkable lifestyle surrounded by parks, excellent schools, and quick access to downtown, in one of Calgary's

most desirable places to call home. Do not miss out on this opportunity!