



218, 2727 28 Avenue SE  
Calgary, Alberta

MLS # A2304199



**\$244,999**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	559 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Cork	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 359
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Open Floorplan		

**Inclusions:** Furniture Negotiable

Unbeatable location with incredible west-facing views of the courtyard and mountains in the sought-after community of West Dover. This upgraded condo offers both comfort and style, featuring cork flooring, a striking faux brick accent wall, and Hunter Douglas blinds throughout. The open-concept kitchen is designed for both functionality and entertaining, complete with dark cabinetry, stainless steel appliances, granite countertops, and a convenient eating bar. The bright and spacious living room flows seamlessly to sliding doors leading to your private deck, creating the perfect space to relax and enjoy summer evenings. The bedroom is filled with natural light from a large window and includes a built-in closet along with a walk-in closet for added storage. A well-appointed 4-piece bathroom and in-suite laundry complete the interior. This unit also includes titled underground parking for added convenience. Located in The Ascent, overlooking Inglewood Golf Course and just minutes from Valleyview Park, offering soccer fields, a splash park, and baseball diamonds. A fantastic opportunity in a well-connected location. Book your private showing today.