



**406, 1631 28 Avenue SW
Calgary, Alberta**

MLS # A2304487



\$349,900

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,241 sq.ft.	Age:	2004 (22 yrs old)
Beds:	1	Baths:	2
Garage:	Off Street, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 865
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Elevator, High Ceilings, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Fridge, stove, microwave, dishwasher, washer & dryer, all window coverings, 3 fobs for underground parking/front door/storage, floating shelf at breakfast bar, coat hook shelf at entrance, floating shelf next to the refrigerator

Welcome to this gorgeous 1,241 sqft TOP FLOOR 2-storey condo in the heart of vibrant Marda Loop, offering 1 spacious bedroom with a walk-through closet, 2 full bathrooms (one is an ensuite), a versatile loft that could be used as a second bedroom, in-floor heat, and a long private balcony! Soaring 2-storey ceilings - peaking at an impressive 25 feet - and expansive windows flood the space with natural light, creating an open, airy feel throughout. Step inside to discover thoughtful updates throughout, including a fully updated kitchen, bathrooms, paint, flooring, and lighting. The sleek kitchen features stainless steel appliances, updating cabinetry, a breakfast bar, quartz counters, in-floor heat, and opens to a huge living room with a beautiful gas fireplace and a dining area, perfect for entertaining. Luxury vinyl plank flooring adds warmth and durability to the space. The private primary suite is tucked away with direct access to the balcony, a walk-through closet, and a large ensuite bathroom with a corner soaker tub, separate stand-up shower, and updated vanity, sink, faucet, and light fixture. A second full bathroom near the front entry (rare for a one-bedroom home) offers a tub/shower combo and quartz counters for added flexibility, and in-unit laundry is also included. Upstairs, the bright and spacious loft provides endless possibilities for a bedroom, home office, gym, reading nook, or play area. Enjoy summer evenings on your south-facing private balcony with a gas BBQ hook-up, and take advantage of the titled underground parking stall, secure storage locker, and convenient bike storage. Located just steps from boutique shops, trendy cafes, and some of Calgary's best restaurants, plus minutes from 17th Avenue, downtown, and fantastic recreational amenities like an outdoor pool, tennis courts, skating rink, ball diamond, and public library - just a

few short blocks away! This move-in-ready home is a rare find - book your showing today!