



**309, 1631 28 Avenue SW  
Calgary, Alberta**

**MLS # A2148247**



**\$360,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,004 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Insulated, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Membrane	<b>Condo Fee:</b>	\$ 614
<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>	Breakfast Bar, Elevator, Jetted Tub, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** N/A

Excellent location in South Calgary for this quiet and very well managed building. It is minutes away from the Marda Loop fancy and newly upgraded shopping district. It's also close to schools, transportation, parks and recreation. This large 2 beds + 2 baths apartment is very bright and sunny. On the large balcony you can enjoy a nice relaxing morning coffee or a tasty afternoon/evening BBQ. Washer and dryer have been replaced in 2022 and in the same year the unit got a new look with luxury vinyl planks and fresh paint. This place comes with in-suite laundry, a titled underground parking stall and extra storage space.