



**305, 1631 28 Avenue SW
Calgary, Alberta**

MLS # A2150644



\$379,900

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Multi Level Unit		
Size:	1,324 sq.ft.	Age:	2004 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 810
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Storage units in loft are included.

PANORAMIC DOWNTOWN VIEWS!!! This 2 bedroom/2 bathroom condo boasts an open concept 1300+sqft, master on the main, 2nd bedroom loft w/ vaulted ceilings, two full bathrooms and is only a 20 min walk downtown, it is ideally located between 17th Ave and Marda Loop. It features a great open concept with 16' vaulted ceilings, an abundance of oversized windows, updated laminate flooring and newer carpet. The kitchen has Maple cabinets, granite tile countertops, breakfast bar and a generous dining area that's great for entertaining. The dream master bedroom has a walk-in closet, a large soaker tub and separate shower in the ensuite bathroom and connects to the balcony overlooking downtown. The large loft upstairs is a 2nd bedroom, an office perfect for working remotely or a family room. Other features include a gas fireplace, in-suite laundry, a titled parking stall and an additional storage locker. Don't miss out as this suite will not last!!!