



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

MLS # A2195929



\$350,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | South Calgary | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment | | |
| Size: | 993 sq.ft. | Age: | 2004 (21 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|------------------------------------------------------------------------------|-------------------|--------|
| Heating: | In Floor | Water: | - |
| Floors: | Ceramic Tile, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle, Membrane | Condo Fee: | \$ 679 |
| Basement: | - | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | M-C1 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Elevator, Jetted Tub, No Smoking Home, Storage, Vinyl Windows | | |

Inclusions: None

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 open concept 2 beds + 2 baths apartment is very bright and sunny. On the large balcony you can enjoy a nice relaxing morning coffee or have a tasty afternoon coffee, or you can entertain friends and family with a delicious BBQ. Washer and dryer have been replaced in 2022 and in the same year the unit got a new look with laminate flooring. A few weeks ago the unit has also got a new electric stove and hood fan plus fresh paint. It also comes with a titled underground parking stall and extra storage space. And there is underground visitor parking for your guests too. This place may be your best option in Central Calgary; Come and see for yourself!