



**311, 1631 28 Avenue SW
Calgary, Alberta**

MLS # A2201884



\$345,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	927 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 623
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Quartz Counters		

Inclusions: None

Stylish & Spacious 2-Bedroom Condo in South Calgary Looking for a two-bedroom home? This beautifully renovated 2-bedroom, 2-bathroom condo in South Calgary offers 930 sq. ft. of stylish and comfortable living space. Designed with neutral tones and modern accents, this unit is move-in ready and packed with desirable upgrades, including: new vinyl plank flooring for a sleek, low-maintenance finish, In-floor heating for year-round comfort, maple cabinetry with extra storage—more than most units in the building! New quartz countertops adding a touch of luxury, cozy gas fireplace for those chilly evenings, new lighting, fresh paint throughout, and updated doors, frames & baseboards? and heated underground parking stall for convenience in all seasons. Located just minutes from trendy Marda Loop, you'll enjoy easy access to shopping, dining, parks, schools, a library, and the community activity centre. Plus, with quick transportation options to downtown, this is the perfect home for urban living with a neighborhood feel.