



**310, 2727 28 Avenue SE**  
**Calgary, Alberta**

**MLS # A2202694**



**\$315,000**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	774 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Cork	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 492
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Granite Counters, Kitchen Island, No Smoking Home		

**Inclusions:** n/a

Welcome to this charming top level corner unit, featuring 2 beds, 1 bath with over 770 sq. ft. of living space. As you enter, you'll notice an excellent layout, with the open floor plan connecting the living spaces seamlessly. Warm cork flooring throughout the living room with balcony access, elegantly designed kitchen with rich cabinetry, stainless steel appliances and a raised eating bar for easy entertaining. A striking accent wall enhances the living and dining room area. In-suite Laundry and built-in desk office space complete the inside look. The unit comes with a titled underground parking stall and an assigned storage locker conveniently located with parking. This well-managed complex features beautifully landscaped courtyards, walking paths and a gazebo. Located just 10 minutes from downtown, with easy access to Deerfoot Trail, proximity to schools, golf clubs and city's bike-pathway system, this property is sure to impress - don't miss out on this fantastic opportunity and schedule your showing today!