



**GRASSROOTS**  
REALTY GROUP

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226, 2727 28 Avenue SE  
Calgary, Alberta

MLS # A2208807



**\$299,900**

Division:	Dover		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	700 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 451
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

(OPEN HOUSE SAT APRIL 5th 12-2PM) PRE-INSPECTED! Discover your ideal living space in the heart of SE Calgary! This charming 2-bedroom, 1-bath apartment offers a modern and comfortable living experience, perfect for individuals or small families. Cook and entertain in style with a contemporary kitchen featuring a black granite counter top, high raised bar and stainless steel appliances, including a NEW DISHWASHER and NEW Light fixtures. Enjoy the spacious living room adorned with large windows that invite plenty of natural light, creating a warm and inviting atmosphere. A small desk area in the living room provides a convenient spot for those who work from home, leading out to your private balcony with a tranquil COURTYARD VIEW. The apartment boasts NEW WALL PAINT AND NEW FLOORING all over the unit ensuring a fresh and modern feel throughout. Take advantage of HEATED UNDERGROUND parking and assigned storage few steps from the elevator for your convenience. Just 8 minutes from downtown Calgary, offering easy access to work and entertainment. Highly accessible with public transportation options nearby, making commuting a breeze. This PROFESSIONALLY CLEANED and MOVE-IN READY apartment is waiting for you! Don't miss your chance to call this lovely space your home. Schedule a viewing today!