



**GRASSROOTS**  
REALTY GROUP

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214, 2727 28 Avenue SE  
Calgary, Alberta

MLS # A2211716



**\$255,000**

Division:	Dover		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	640 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Garage Door Opener, Heated Garage, Off Street, On Street, Parkade, Titled,		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 393
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: N/A

Exceptional value for this 1-Bed/1-Bath Pet Friendly condo facing the private courtyard, titled underground parking, en-suite laundry and assigned storage locker (Storage cage right in front of underground parking)! Welcome to the Ascent, Calgary's best kept inner city condo development. Built by Jayman in 2009 (with solar panels on the roof to conserve energy). This open concept 1 bed, 1-4pc bath, with walk through closet, is in immaculate condition (new carpets & paint throughout), eating bar, black appliances package and a bonus freezer in the laundry/pantry room. Location, Location, Location, all within a 10 minute drive to downtown, quick access to Deerfoot, and all the great eats off Calgary's International Avenue. The area is filled with parks, such as Valleyview and Southview, perfect for picnics, leisurely strolls and bike paths that overlook DT, Bow River and the Rocky Mountains. Take advantage of the walking paths, outdoor sand volleyball area, baseball diamond, and playground for the little ones. There is just too much to offer! View for yourself today, before it's gone!