

**211, 1631 28 Avenue SW**  
**Calgary, Alberta**

**MLS # A2219351**



**\$355,000**

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

|                    |                                                         |                   |        |
|--------------------|---------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | In Floor                                                | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                               | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                       | <b>Condo Fee:</b> | \$ 623 |
| <b>Basement:</b>   | -                                                       | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Wood Frame                                      | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | -                                                       | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Open Floorplan, Quartz Counters, Storage |                   |        |

**Inclusions:** None

An exceptional unique condo offering in South Calgary. Featuring an enormous (~1000 sq ft) south facing back patio that you have to see to believe, this updated 2-bedroom, 2-bathroom unit features vinyl plank flooring, abundant natural light, and a modern kitchen with stainless steel appliances (updated in 2021-2022) and quartz countertops throughout. Two spacious bedrooms and bathrooms offer privacy, including an ensuite with a soaker tub and a second bathroom with a shower. In-suite laundry is a bonus with an upgraded washer and dryer (2022). The nearly 800 sq ft patio allows you that extra space you won't get with many other condo options in the city. Comes with a titled parking stall (heated, level 1) and assigned storage locker. Walking distance to community amenities like cSpace Marda Loop, South Calgary Community Centre, Our Daily Brett Market & Cafe, and the Giuffre Family Library and easy access to Crowchild Trail, 14th St, 17th Ave, and downtown Calgary. Contact your favourite Realtor to schedule a showing today!