

\$365,000 - 301, 1631 28 Avenue Sw, Calgary

MLS® #A2104301

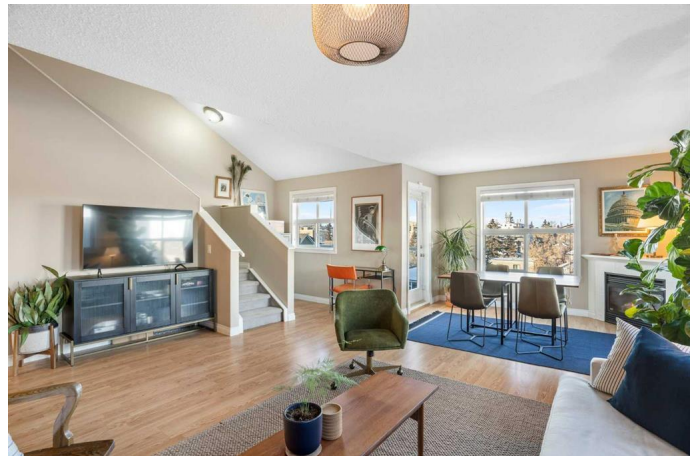
\$365,000

2 Bedroom, 2.00 Bathroom, 1,233 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome to the Delano in the well sought-after community of South Calgary! This exceptional two-storey loft penthouse offers over 1200 square feet of warmth and comfort. As you step inside, you're greeted by the inviting ambiance of a truly open concept living space complete with large windows and vaulted ceilings filled with natural light. Whether you're sipping your morning coffee at your breakfast bar, cooking for yourself in a kitchen with lots of counter and storage space, or hosting a gathering of friends in the airy living and dining area, this will become your favorite new place to relax and entertain. Retreat to the primary bedroom, complete with a walk-through closet and 4-piece ensuite, where you can unwind and enjoy awesome views of downtown Calgary from your private balcony! A full 4-pc bathroom and in-unit laundry complete the main living area. Head upstairs to find a versatile loft; customize it to suit your needs – whether it be a second bedroom or a home office, this flexible space adapts to your lifestyle. This unit also comes with an underground titled parking stall and a separate storage unit. Up to two (2) cats or dogs are allowed upon written board approval with no size or weight restrictions. Investors, take note – this condo has all the makings of a fantastic rental opportunity! Located minutes from downtown, you're also just a short distance from shopping centers, schools, parks and more. Book your private viewing while this one lasts!



Built in 2004

Essential Information

MLS® #	A2104301
Price	\$365,000
Sold Price	\$386,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,233
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Sold

Community Information

Address	301, 1631 28 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1J5

Amenities

Amenities	Elevator(s), Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Open Floorplan, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room, Tile
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Additional Information

Date Listed	February 1st, 2024
Date Sold	March 5th, 2024
Days on Market	33
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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