

# \$799,000 - 11, 1710 28 Avenue Sw, Calgary

MLS® #A2114251

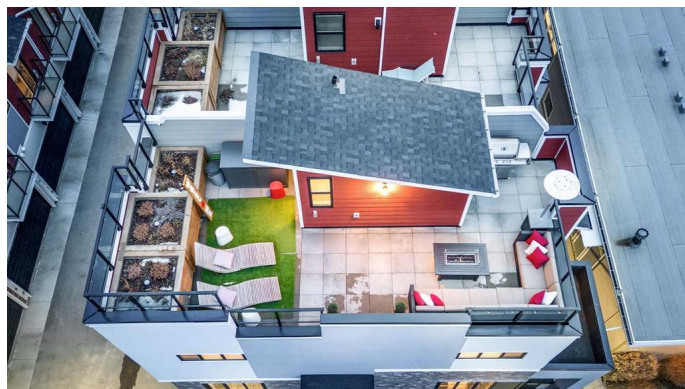
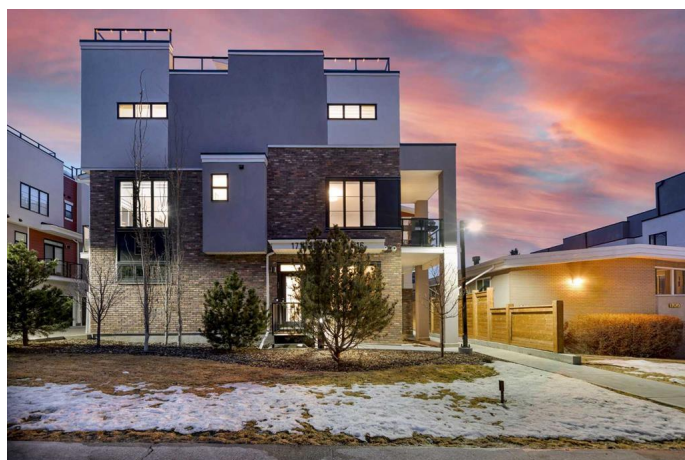
**\$799,000**

3 Bedroom, 3.00 Bathroom, 1,722 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

EXPECT TO BE IMPRESSED! STUNNING 3 BED, 2.5 BATH END UNIT TOWNHOME IN SOUTH CALGARY/MARDA LOOP AREA. A wonderful inner-city lifestyle awaits you in this 1721.66 sq ft home designed with an iconic NYC vintage style, complete with an attached 2 car garage and a private rooftop patio with a view of the city skyline. The entry level foyer offers access to the garage, storage and a spacious bedroom or office space. Up a level is a contemporary open concept main living area finished with luxury plank vinyl flooring with lots of natural light from the large windows and 2 balcony doors. The living room features a floor to ceiling tiled fireplace and a large enough for BBQs and outdoor dining balcony. The gorgeous kitchen/dining area has access to a Juliet balcony. In the kitchen you have quartz countertops, a breakfast bar peninsular, pot drawers, lots of white cabinetry, and SS appliances, including a wall oven and gas cooktop. A 2 PC powder room completes this level. Upstairs, youâ€™ll find two very spacious primary bedrooms, each with its own walk-in closet and luxurious 4 PC ensuite bathroom. A handy laundry area completes this level. Youâ€™ll love spending warm summer evenings on the rooftop patio, relaxing and enjoying the beautiful view of the city and downtown lights. Located in the vibrant and highly sought-after South Calgary/Marda Loop area in walking distance to a wide selection of recreation amenities, parks/playgrounds, restaurants, 14th Street



and 33 Avenue shops and services. The Brooklyn Townhomes complex is small with condo fees of \$432.13/month. Check out the 3D tour, photos and floor plans and call for a private viewing today!

Built in 2021

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2114251      |
| Price          | \$799,000     |
| Sold Price     | \$797,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,722         |
| Acres          | 0.00          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Sold          |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 11, 1710 28 Avenue Sw |
| Subdivision | South Calgary         |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2T 1J6               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                |
|-------------------|------------------------------------------------|
| Interior Features | Kitchen Island, See Remarks, Walk-In Closet(s) |
|-------------------|------------------------------------------------|

|                 |                                                                                                                                              |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Stove, Microwave, Oven, Refrigerator, Washer/Dryer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                                                                                      |
| Cooling         | Central Air                                                                                                                                  |
| Fireplace       | Yes                                                                                                                                          |
| # of Fireplaces | 1                                                                                                                                            |
| Fireplaces      | Electric                                                                                                                                     |
| Basement        | None                                                                                                                                         |

## Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Balcony, BBQ gas line                |
| Lot Description   | Landscaped, See Remarks              |
| Roof              | See Remarks                          |
| Construction      | Composite Siding, Stucco, Wood Frame |
| Foundation        | Poured Concrete                      |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2024 |
| Date Sold      | March 30th, 2024 |
| Days on Market | 16               |
| Zoning         | M-C1             |
| HOA Fees       | 0.00             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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