

\$359,888 - 407, 1631 28 Avenue Sw, Calgary

MLS® #A2117389

\$359,888

2 Bedroom, 2.00 Bathroom, 1,199 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

OPEN HOUSE - 4th May @ 3:00-5:00PM

Welcome to unit 407 at 1631 28 Avenue SW Calgary. Stunning and bright TWO-STOREY PENTHOUSE LOFT, TOP FLOOR, END UNIT nestled in the vibrant heart of South Calgary. Boasting an expansive 1200 SQUARE FEET of sophisticated living space. As you step inside, youâ€™re greeted by soaring vaulted ceilings that create an atmosphere of grandeur and openness. Retreat to the PRIMARY BEDROOM, complete with a WALK-THROUGH CLOSET and a 4-PIECE ENSUITE. The living area is a masterpiece of design, spacious and inviting, with NATURAL LIGHTS streaming in through an ABUNDANCE OF WINDOWS. The kitchen features black appliances, maple cabinets, breakfast bar, and a generous dining area great for entertaining and a charming GAS FIREPLACE adds a touch of coziness, perfect for those chilly evenings. Additional features include an IN-UNIT LAUNDRY with a FULL-SIZE NEWER WASHER AND DRYER, ensuring the utmost convenience. Whether youâ€™re entertaining guests or enjoying a quiet evening, the presence of another FULL BATH on the main floor adds a level of sophistication and functionality that is sure to impress. Head upstairs to find a versatile loft; customize it to suit your needs - whether it be a Second bedroom, Home Office or a Bonus room. Step outside onto the SOUTHWEST-FACING BALCONY and bask in the breathtaking downtown views.



UNDERGROUND TITLED PARKING STALL included, Say goodbye to the hassle of street parking and the woes of weather-related inconveniences. ASSIGNED STORAGE ALSO INCLUDED. This additional space is perfect for stowing away seasonal gear, extra belongings that you want to keep secure. Itâ€™s like having an extra closetâ€”a valuable extension of your living space. This condo has all the makings of a fantastic rental opportunity! LOCATED MINUTES TO DOWNTOWN, you're also a short distance from shopping centers, schools, parks and more. Donâ€™t miss the opportunity to make this penthouse loft your new home! Book your private viewing while this one lasts!

Built in 2004

Essential Information

MLS® #	A2117389
Price	\$359,888
Sold Price	\$368,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,199
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Sold

Community Information

Address	407, 1631 28 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2T 1J5

Amenities

Amenities Trash
Parking Spaces 1
Parking Heated Garage, Underground

Interior

Interior Features Breakfast Bar, High Ceilings, Open Floorplan, Vaulted Ceiling(s)
Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating In Floor
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room
of Stories 4
Basement None

Exterior

Exterior Features Balcony
Construction Stucco, Wood Frame

Additional Information

Date Listed March 25th, 2024
Date Sold May 11th, 2024
Days on Market 47
Zoning M-C1
HOA Fees 0.00

Listing Details

Listing Office Real Estate Professionals Inc.

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