

\$449,500 - 105, 1611 28 Avenue Sw, Calgary

MLS® #A2132751

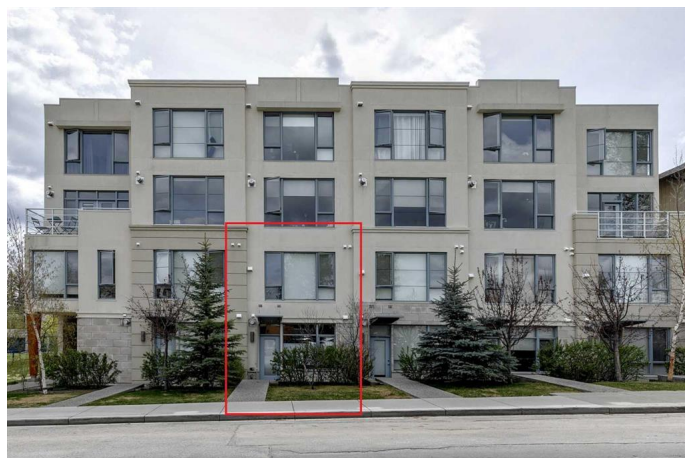
\$449,500

2 Bedroom, 2.00 Bathroom, 999 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome to The Alexander! Nestled on a quiet street in South Calgary, this 2 bed, 2 bath unit is perfect for young professionals and couples looking for a low maintenance property close to everything! The main level is bright and open with high ceilings & large north facing windows; finished with Luxury vinyl flooring & honeycomb blinds. The open floor plan is perfect for entertaining with the well-appointed kitchen with large island, quartz counters and stainless-steel appliances overlooking the living room with gas burning fireplace, and private entrance to your own outdoor area. Also on this level is a 2-pc bath, storage closet and main building access. On the upper level you'll find high ceilings, large windows, recessed lighting, 2 bedrooms, 5 pc bath and laundry. The jack-and-jill bath offers dual vanities, large soaker tub, separate walk-in shower, and water closet with pocket doors for added privacy. The second bedroom makes for a perfect home office or nursery. Included is titled parking and a titled storage unit. The parking stall includes an additional storage locker and is in a secure, underground parkade. Access to the separate storage locker is conveniently located across the hall from the unit. Steps to the Marda Loop Community Association with outdoor pool, tennis courts and large park. Walk to all the shops, restaurants, and amenities of 17th Ave SW. Close to Mount Royal University, SAIT & University of Calgary. The nearby 7 & 22 buses make for easy access to downtown and



the CTrain.

Built in 2015

Essential Information

MLS® #	A2132751
Price	\$449,500
Sold Price	\$448,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	999
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Sold

Community Information

Address	105, 1611 28 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T1J5

Amenities

Amenities	Secured Parking, Storage
Parking Spaces	1
Parking	Parkade, Secured, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Separate Entrance, Storage
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

Exterior

Exterior Features	Private Entrance
Roof	Rubber
Construction	Concrete, Stucco, Wood Frame

Additional Information

Date Listed	May 16th, 2024
Date Sold	May 26th, 2024
Days on Market	10
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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