

\$325,000 - 201, 1631 28 Avenue Sw, Calgary

MLS® #A2141626

\$325,000

2 Bedroom, 2.00 Bathroom, 981 sqft

Residential on 0.00 Acres

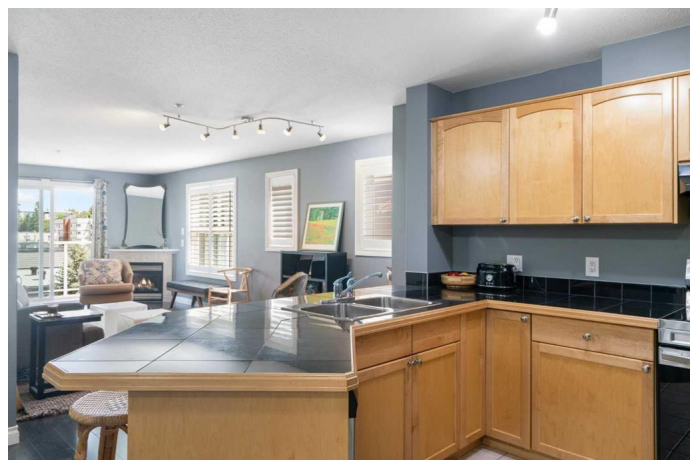
South Calgary, Calgary, Alberta

Youâ€™ll feel right at home as soon as you enter this exceptional 2-bedroom, 2-bath condo with its corner fireplace and two large, private balconies with city views. This exquisite unit boasts an immaculate open-concept interior and is just a short stroll to the vibrant shops of Marda Loop.

The bright, clean kitchen features warm maple cabinets and sleek, black granite-tiled counters that offer ample room for food prep. Breakfast bar seating is perfect for casual meals while there's also room to enjoy more formal sit-down dinners with friends and family. Of course, thereâ€™s always an option to enjoy a barbecue on the balcony. Afterwards, cozy up around the corner gas fireplace for relaxation and quiet conversation.

The primary bedroom is generously sized to accommodate a king-size bed, chest of drawers and nightstands. It features a walk-through closet leading to a luxurious 4-piece ensuite with a soaker-tub. Sliding doors in the primary bedroom open to a large, covered balcony with natural gas BBQ connector. A second bedroom and another full bathroom are perfect for guests or family members. Convenience is key with in-suite laundry, titled underground parking, and additional storage.

Located just a short stroll from transit and the diverse array of shops, restaurants, and bistros in Marda Loop, this well-maintained condo offers everything you need for comfortable urban living. Explore the iGuide



virtual tour and schedule your showing today
to experience all this home has to offer!

Built in 2004

Essential Information

MLS® #	A2141626
Price	\$325,000
Sold Price	\$348,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	981
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	201, 1631 28 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1J5

Amenities

Amenities	Secured Parking, Snow Removal, Storage
Parking Spaces	1
Parking	Secured, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Tile Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	In Floor

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

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Asphalt Shingle, Membrane
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 21st, 2024
Date Sold	June 24th, 2024
Days on Market	3
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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