

\$384,900 - 306, 1631 28 Avenue Sw, Calgary

MLS® #A2141922

\$384,900

2 Bedroom, 2.00 Bathroom, 1,326 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome to The Delano and this great two bedroom plus den inner city Condo in a quiet neighborhood with stunning views of Downtown! Located in South Calgary, you have quick access to pathways and playgrounds, the outdoor pool, sports fields, the library as well as all kinds of shopping, dining and services a short distance away and are just minutes from downtown. The kitchen features maple cabinets, stainless steel appliances, granite counter tops and flush eating bar. The dining and living room with corner gas fireplace are very spacious and allow lots of options for furniture and decor placement to suit your style and needs, plus there is access to the balcony where you can enjoy a coffee and the City Views. There are unique high vaulted ceilings, plant ledges and spaces near the open staircase and great windows to bring in lots of natural light and to enjoy the views of the City. The main floor also offers the Master Suite with large bedroom area that accesses the full width balcony through sliding doors, walk through closets and good size ensuite with separate shower and soaker tub. There is a four piece main bath and in suite laundry with stacking washer and dryer and good storage under the stairs. Take the staircase to the upper level where you will find the den or exercise area and a huge second bedroom that overlooks the lower level. Recently updated are the stainless steel appliances, full size washer and dryer, luxury vinyl plank flooring and



carpet and freshly painted walls and trim. This unit comes with an underground titled parking stall and a separate assigned storage unit. Pets are allowed upon written board approval. A great Condo in a great inner city location. Book your showing today!

Built in 2004

Essential Information

MLS® #	A2141922
Price	\$384,900
Sold Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,326
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Sold

Community Information

Address	306, 1631 28 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1J5

Amenities

Amenities	Elevator(s), Secured Parking, Storage
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High
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	Ceilings, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
# of Stories	4
Basement	None

Exterior

Exterior Features	None
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2024
Date Sold	September 20th, 2024
Days on Market	44
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Canyon Creek
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