

# \$459,000 - 109, 1611 28 Avenue Sw, Calgary

MLS® #A2144884

**\$459,000**

2 Bedroom, 3.00 Bathroom, 1,102 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Discover urban living at its finest in the Alex Townhome, ideally situated in South Calgary. This impeccably maintained residence boasts two spacious bedrooms on the upper floor, each complemented by its own ensuite bathroom and convenient upper floor laundry. The main floor impresses with an open concept layout, highlighted by a cozy gas fireplace and large windows that flood the space with natural light, and a convenient powder room. A stunning kitchen awaits, featuring quartz countertops, stainless steel appliances, a sizable island, and a gas cooktop, perfect for culinary enthusiasts. Outside, a private entrance opens to a charming patio, ideal for outdoor relaxation. Additional perks include titled heated parking with storage and an extra titled storage unit inside the building. Enjoy the convenience of being minutes away from the vibrant nightlife of 17th Avenue, the quaint charm of Marda Loop, and the bustling downtown work district, ensuring easy access to a wealth of amenities, trendy shops, eateries, parks, and excellent schools. Embrace the opportunity to call this stylish townhome yours and schedule a viewing today.

Built in 2015

## Essential Information

MLS® #                   A2144884

Price                     \$459,000



|                |               |
|----------------|---------------|
| Sold Price     | \$475,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,102         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 109, 1611 28 Avenue Sw |
| Subdivision | South Calgary          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 1J5                |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Parking                                    |
| Parking Spaces | 1                                          |
| Parking        | Heated Garage, Parkade, Stall, Underground |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer, Window Coverings                         |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                                          |
| Cooling           | None                                                                                                                       |
| Fireplace         | Yes                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                          |
| Fireplaces        | Gas                                                                                                                        |
| Basement          | None                                                                                                                       |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Courtyard, Private Entrance |
| Lot Description   | Back Lane, Street Lighting  |
| Roof              | Rubber                      |
| Construction      | Stucco, Wood Frame          |
| Foundation        | Poured Concrete             |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2024 |
| Date Sold      | June 30th, 2024 |
| Days on Market | 3               |
| Zoning         | M-C1            |
| HOA Fees       | 0.00            |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.