

**1631 28 Avenue #309, Calgary T2T 1J5**

MLS®#: **A2148247** Area: **South Calgary** Listing Date: **07/12/24** List Price: **\$340,000**  
 Status: **Active** County: **Calgary** Change: **-\$10k, 15-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**  
 Sub Type: **Calgary**  
 City/Town: **2004**  
 Year Built:

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Heated Garage,Insulated,Secured,Underground**

Finished Floor Area

Abv Sqft: **1,004**  
 Low Sqft:  
 Ttl Sqft: **1,004**

DOM

**66**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle,Membrane**  
 Heating: **In Floor**  
 Sewer:  
 Ext Feat: **Balcony,Barbecue,BBQ gas line**

Construction: **Stucco,Wood Frame**  
 Flooring: **Ceramic Tile,Laminate,Linoleum**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Elevator,Jetted Tub,No Smoking Home,Storage,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	24`5" x 11`5"	Kitchen	Main	10`6" x 9`4"
Bedroom - Primary	Main	17`6" x 10`4"	Bedroom	Main	11`9" x 9`7"
4pc Ensuite bath	Main	8`4" x 8`5"	4pc Bathroom	Main	8`4" x 4`11"

Legal/Tax/Financial

Condo Fee: **\$614** Title: **Fee Simple** Zoning: **M-C1**  
 Fee Freq:

**Monthly**

Legal Desc: **0410557**

Remarks

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Pub Rmks: **Excellent location in South Calgary for this quiet and very well managed building. It is minutes away from the Marda Loop fancy and newly upgraded shopping district. It's also close to schools, transportation, parks and recreation. This large 2 beds + 2 baths apartment is very bright and sunny. On the large balcony you can enjoy a nice relaxing morning coffee or a tasty afternoon/evening BBQ. Washer and dryer have been replaced in 2022 and in the same year the unit got a new look with luxury vinyl planks and fresh paint. This place comes with in-suite laundry, a titled underground parking stall and extra storage space.**

Inclusions: **N/A**

Property Listed By: **CIR Realty**

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**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**