



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1631 28 Avenue #305, Calgary T2T 1J5**

MLS® #: **A2150644**      Area: **South Calgary**      Listing Date: **07/18/24**      List Price: **\$379,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **1,324**  
 Low Sqft:  
 Ttl Sqft: **1,324**

**Parkade,Stall,Titled,Underground**

DOM

**60**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Multi Level Unit**

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Closet Organizers,No Smoking Home,Open Floorplan,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>11`4" x 9`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`2" x 8`10"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>7`11" x 3`5"</b>
<b>Foyer</b>	<b>Main</b>	<b>5`11" x 3`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>21`2" x 12`2"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>19`3" x 15`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>17`4" x 10`4"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`4" x 8`4"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`5" x 3`4"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`3" x 4`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$810**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **0410557**

Remarks

Pub Rmks: **PANORAMIC DOWNTOWN VIEWS!!! This 2 bedroom/2 bathroom condo boasts an open concept 1300+sqft, master on the main, 2nd bedroom loft w/ vaulted ceilings, two full bathrooms and is only a 20 min walk downtown, it is ideally located between 17th Ave and Marda Loop. It features a great open concept with 16' vaulted ceilings, an abundance of oversized windows, updated laminate flooring and newer carpet. The kitchen has Maple cabinets, granite tile countertops, breakfast bar and a generous dining area that's great for entertaining. The dream master bedroom has a walk-in closet, a large soaker tub and separate shower in the ensuite bathroom and connects to the balcony overlooking downtown. The large loft upstairs is a 2nd bedroom, an office perfect for working remotely or a family room. Other features include a gas fireplace, in-suite laundry, a titled parking stall and an additional storage locker. Don't miss out as this suite will not last!!!**

Inclusions: **Storage units in loft are included.**

Property Listed By: **URBAN-REALTY.ca**

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