



THE
A-TEAM

**RE/MAX
FIRST**

1622 28 Avenue #4, Calgary T2T 1J4

MLS®#: **A2179597**

Area: **South Calgary**

Listing Date: **11/16/24**

List Price: **\$309,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1965**

Finished Floor Area

Abv Sqft: **956**
Low Sqft:
Ttl Sqft: **956**

DOM

66
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **Multi Level Unit**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction: **Composite Siding, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Granite Counters, High Ceilings, See Remarks, Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`4" x 10`0"	Kitchen	Main	15`2" x 6`9"
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"
Bedroom - Primary	Second	10`6" x 13`0"	Bedroom	Second	7`4" x 10`0"
Bedroom	Second	9`3" x 9`10"			

Legal/Tax/Financial

Condo Fee:
\$825

Title:
Fee Simple

Zoning:
M-C1

Legal Desc: 0815450

Fee Freq:
Monthly

Remarks

Pub Rmks: Ever wished of **OWNING** a modern 3 bedroom (or 2+den) **INNER CITY** condo, boasting close to 1000 sq ft, tasteful updates and be able to afford it? **Welcome Home.** The heart of the home, the kitchen, is sure to impress with it's dark cabinets, gleaming full height subway backsplash, **GRANITE** countertop, and stainless steel kitchen appliances. The kitchen, eating space, and family room, all upgraded with new luxury vinyl plank (2024), all flow together into one **GREAT** room, allowing the party to flow, while the large patio doors encourage everyone to enjoy the expansive main balcony. The centerpiece of the family room is the electric fireplace, with matching bookcases. Completing the main level is a 2 piece bathroom, small storage, and stacking laundry. Going upstairs you'll find 3 bedrooms or 2 bedrooms + den. The 3rd/den currently has a knockout, ideal for a den and easily switched into private bedroom. Four piece upstairs bath with granite countertop. The master bedroom has a private balcony, the width of the entire unit. The location is **IDEAL**, with west downtown just over 1 mile away, and landmarks like Calgary Tower under 2 miles, it makes for the ultimate quick daily commute, including via a short bus hop on 14th to the C-Train. Enjoy the Bow Valley river valley parks, just 1.4 miles, or Elbow only 1.5 miles and when it's when it's time to enjoy the ultimate outdoor paradises can be found only 70 minutes away in Banff. This **AFFORDABLE** condo has it **ALL**. Great looks. Stylish upgrades. Inner city location. What more could you hope for? Call today for your private viewing.

Inclusions: N/A
Property Listed By: MaxWell Experts Plus Realty

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











