



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2727 28 Avenue #308, Calgary T2B 0L4**

MLS®#: **A2187693**

Area: **Dover**

Listing Date: **01/14/25**

List Price: **\$279,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2009**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
Abv Sqft: **636**  
Low Sqft:  
Ttl Sqft: **636**

**Stall, Titled, Underground**

DOM

**8**

Layout

Beds: **1 (1)**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony, Courtyard, Playground**

Construction: **Brick, Vinyl Siding, Wood Frame**  
Flooring: **Carpet, Cork, Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
Int Feat: **Kitchen Island, Open Floorplan, Pantry**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>5' 0" x 8' 3"</b>	<b>Balcony</b>	<b>Main</b>	<b>7' 11" x 6' 1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9' 10" x 13' 2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>13' 2" x 6' 5"</b>
<b>Foyer</b>	<b>Main</b>	<b>3' 8" x 8' 7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>8' 7" x 8' 7"</b>
<b>Laundry</b>	<b>Main</b>	<b>6' 5" x 8' 2"</b>	<b>Living Room</b>	<b>Main</b>	<b>18' 6" x 13' 0"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>7' 5" x 4' 1"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$404**

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

Zoning:  
**DC**

Legal Desc: **0912977**

Remarks

Pub Rmks: **Exceptional value for this Top Floor 1-Bed/Bath Pet Friendly (with board approval) condo facing the quiet and private courtyard with green space + 2 Parking Spots! Welcome to the Ascent, Calgary's best kept inner city condo development. Built by Jayman in 2009 (with solar panels on the roof to conserve energy), this TOP FLOOR condo (No neighbours above you) has a superb location with a quiet south location facing the private courtyard with a spectacular city view of downtown Calgary and mountain views from the deck with a gas hook up for the BBQ. This unit also comes with 2 Parking spots, underground parking #268, outdoor parking stall #292, and extra storage locker #268 (Storage cage right in front of underground parking). This open concept 1 bed, 1-4pc bath, with walk through closet, is in immaculate condition with cork flooring, eating bar, stainless steel appliances, in-suite laundry, + ALL FURNITURE as seen stays with the unit. And Location Location, all within a 10 minute drive to downtown, quick access to Deerfoot, and all the great eats off Calgary's International Avenue. Best of all it is only steps to walking paths with downtown views, outdoor sand volleyball area, baseball diamond, and playground for the little ones. There is just too much to offer!! View for yourself today, before it's gone!**

Inclusions: **ALL FURNITURE as seen stays with the unit.**

Property Listed By: **Grand Realty**

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















