



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1611 28 Avenue #304, Calgary T2T1J5**

MLS® #: **A2188087**      Area: **South Calgary**      Listing Date: **01/17/25**      List Price: **\$449,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2015**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:  
 Lot Feat:  
 Park Feat:

Finished Floor Area  
 Abv Sqft: **1,014**  
 Low Sqft:  
 Ttl Sqft: **1,014**

**Back Lane,Rectangular Lot,See Remarks**  
**Heated Garage,See Remarks,Titled,Underground**

DOM

**4**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Townhouse**

Parking

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

Utilities and Features

Roof: **Rubber**  
 Heating: **Baseboard,Fireplace(s),Natural Gas,See Remarks**  
 Sewer:  
 Ext Feat: **Courtyard,Storage**

Construction: **See Remarks,Stucco,Wood Frame**  
 Flooring: **Carpet,Hardwood,See Remarks,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,See Remarks,Washer**  
 Int Feat: **Granite Counters,Kitchen Island,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`4" x 14`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 7`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`7" x 13`0"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`5" x 11`6"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`11" x 9`7"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	
<b>3pc Ensuite bath</b>	<b>Second</b>		<b>2pc Bathroom</b>	<b>Main</b>	

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$525

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

**M-C1**

Legal Desc: **1513175**

Remarks

Pub Rmks: **Welcome to Effortless Elegance in Marda Loop. Discover an easy, maintenance-free lifestyle in this spacious 2-bedroom + 2.5-bathroom, 2-storey townhome boasting 1,014 sq ft in the coveted Alex Courtyard Lofts. Step inside and be greeted by an open-concept main floor featuring: a well-appointed kitchen with stylish cabinetry, a generous center island, and ample counter space, a spacious dining area perfect for entertaining, grand living room bathed in natural light from oversized windows and warmed by a cozy gas fireplace and a convenient half bath for guests. The upper level offers two generously sized primary bedrooms, each with its own ensuite bathroom: 4-piece ensuite and a 3-piece ensuite. This exquisite home showcases a range of desirable upgrades: Quartz countertops, Stainless steel appliances, Designer light fixtures, Impressive 9-foot ceilings, 8-foot doors on the main level and much more! Situated in the vibrant Marda Loop neighborhood, this condo enjoys unparalleled convenience: being steps away from downtown Calgary, close to the renowned shopping and dining scene of 17th Avenue, Proximity to the MNP Centre, Victoria Park/Stampede LRT station, and the developing BMO Event Centre expansion, easy access to the Elbow River and extensive walking paths. Experience the Alex Courtyard Lofts Difference that includes titled parking in the heated parkade for added peace of mind. Schedule Your Private Showing Today!**

Inclusions: **N/A**  
Property Listed By: **Century 21 Masters**

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







