



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1631 28 Avenue #101, Calgary T2T 1J5**

MLS®#: **A2191260**      Area: **South Calgary**      Listing Date: **01/31/25**      List Price: **\$399,900**  
 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:

Finished Floor Area  
 Abv Sqft: **993**  
 Low Sqft:  
 Ttl Sqft: **993**

DOM

**1**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Secured,Titled,Underground**

Utilities and Features

Roof:  
 Heating: **In Floor**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Stucco,Wood Frame**  
 Flooring: **Concrete**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer Stacked,Window Coverings**  
 Int Feat: **Breakfast Bar,High Ceilings**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`10" x 10`9"	Kitchen	Main	11`6" x 9`6"
Dining Room	Main	9`8" x 8`4"	Bedroom - Primary	Main	17`7" x 10`4"
Bedroom	Main	9`9" x 9`6"	4pc Bathroom	Main	
4pc Ensuite bath	Main				

Legal/Tax/Financial

Condo Fee: **\$691**      Title: **Fee Simple**      Zoning: **M-C1**

Fee Freq:  
**Monthly**

Legal Desc: **0410557**

Remarks

Pub Rmks: **\*VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS!\* SPACIOUS & STYLISH CONDO WITH OVER 11FT CEILINGS IN A PRIME SW CALGARY LOCATION! Welcome to this 2-bed, 2-bath corner suite in sought-after South Calgary. With over 990 sq. ft., over 11-foot ceilings throughout, a concrete flooring base covered in LVP, and no neighbours below, this home offers an expansive, open feel—perfect for those downsizing from a single-family home or anyone craving more space from typical cramped condo living. Step inside to an open-concept layout featuring a large entryway leading to the kitchen, dining, and living areas. The spacious kitchen boasts rich maple cabinetry, granite tile countertops, a breakfast bar, and a dual-basin stainless steel sink with a built-in water filtration system. Equipped with essential appliances, including a dishwasher, it's perfect for entertaining or a quiet night in. The bright living and dining areas offer plenty of room for flexible furniture arrangements. A corner fireplace adds warmth and charm. Sliding doors lead to a large, covered balcony—accessible from the living room and massive primary bedroom. The primary suite is a standout, with enough size for two king-size beds or additional closets. A walk-thru closet leads to the 4pc ensuite, which features an extended vanity, a tiled deep soaker tub and a separate tiled stand-up shower. The second bedroom is bright and spacious, with a large closet—ideal for guests, roommates, or a home office. A 4pc main bathroom includes an extended vanity and tub/shower combo. Additional features include an IN-SUITE LAUNDRY with a stacked washer/dryer, UPDATED TELUS FIBRE INTERNET, AN ASSIGNED STORAGE LOCKER, HEATED UNDERGROUND PARKING STALL with only one neighbour, and NO OUTSTANDING SPECIAL ASSESSMENTS. Located in a tranquil yet vibrant area, this home is steps from cSPACE, Marda Loop, and 17th Ave, offering top restaurants, boutique shopping, and endless entertainment. With its soaring ceilings, spacious layout, and unbeatable value, this condo is a rare find! Schedule a viewing today!**

Inclusions: **Wall cabinet in the dining area, wardrobe in bedroom, shoe cabinet in entrance.**  
Property Listed By: **RE/MAX House of Real Estate**

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

















