



THE
A-TEAM

**RE/MAX
FIRST**

1631 28 Avenue #107, Calgary T2T 1J5

MLS® #: **A2198965**

Area: **South Calgary**

Listing Date: **03/13/25**

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: **1,273**
Low Sqft:
Ttl Sqft: **1,273**

DOM

1

Layout

Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Alley Access,Enclosed,Off Street,Owned,Stall,Titled,Underground**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Closet Organizers,Elevator,High Ceilings,Open Floorplan,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		
Condo Fee: \$858		Title: Fee Simple Fee Freq: Monthly		Zoning: M-C1	
Legal Desc:	0410557		Remarks		

Pub Rmks:

Welcome to this stunning 1,274 sq. ft. CORNER/END unit 2-bedroom condo, perfectly elevated for added privacy, with a balcony that sits at a second-floor height. Boasting soaring 12' ceilings and expansive windows, this home is drenched in natural light, creating an open and airy ambiance. Step inside to discover fresh updates, including vinyl plank flooring, new paint, upgraded baseboards, new bathroom light fixtures, and modern toilets. Enjoy the in-floor heat throughout the unit! The kitchen shines with NEW stainless steel appliances, while the huge living room, anchored by a beautiful three-sided fireplace, flows seamlessly into the dining area, perfect for entertaining. Being an end-unit, this home offers a seamless connection to nature, with expansive windows framing beautiful outdoor views and filling the living space with tons of natural light. The primary suite is a true retreat, featuring a walk-through closet leading to a spacious ensuite bathroom with a corner soaker tub and a separate shower. A large second bedroom and an additional full bathroom with tub/shower combination are located at the other side of the unit and provide flexibility for children, guests, a home office, or whatever suits your lifestyle. Enjoy your private balcony with a gas BBQ hook-up, perfect for outdoor relaxation. The titled underground parking stall and secure storage locker add convenience, while a bike storage area makes city commuting easy. Located in the vibrant community of Marda Loop, you're just steps from boutique shops, trendy cafés, and top restaurants. Plus, you're minutes from 17th Avenue and downtown, with recreational hotspots (including an outdoor pool, skating rink, tennis courts, baseball field, and library) just three blocks away. Move-in ready and available for immediate possession - don't miss this incredible opportunity. Book your showing today! Additional notes: washer & dryer were new in 2022, new control valves for in-floor heating installed late 2023.

Inclusions:

Refrigerator, Stove, Microwave, Dishwasher, Washer, Dryer, Window Coverings (as-is)

Property Listed By:

RE/MAX First

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









