



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2727 28 Avenue #310, Calgary T2B0L4**

MLS® #: **A2202694**

Area: **Dover**

Listing Date: **03/14/25**

List Price: **\$299,999**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 18-Apr**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **774**  
Low Sqft:  
Ttl Sqft: **774**

DOM

**36**  
Layout  
Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat: **Underground**

Utilities and Features

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

Construction: **Vinyl Siding**  
Flooring: **Cork**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Microwave,Oven,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **Elevator,Granite Counters,Kitchen Island,No Smoking Home**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>16`1" x 14`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`11" x 10`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`9" x 13`6"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>9`0" x 4`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`7" x 5`6"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$492**

Title: **Fee Simple**  
Fee Freq:

Zoning: **DC**

Legal Desc:	0912977	Monthly	
			Remarks
Pub Rmks:			<p><b>Welcome to this charming top level corner unit, featuring 2 beds, 1 bath with over 770 sq. ft. of living space. As you enter, you'll notice an excellent layout, with the open floor plan connecting the living spaces seamlessly. Warm cork flooring throughout the living room with balcony access, elegantly designed kitchen with rich cabinetry, stainless steel appliances and a raised eating bar for easy entertaining. A striking accent wall enhances the living and dining room area. In-suite Laundry and built-in desk office space complete the inside look. The unit comes with a titled underground parking stall and an assigned storage locker conveniently located with parking. This well-managed complex features beautifully landscaped courtyards, walking paths and a gazebo. Located just 10 minutes from downtown, with easy access to Deerfoot Trail, proximity to schools, golf clubs and city's bike-pathway system, this property is sure to impress - don't miss out on this fantastic opportunity and schedule your showing today!</b></p>
Inclusions:			n/a
Property Listed By:			URBAN-REALTY.ca

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











