

**213, 1631 28 Avenue SW**  
**Calgary, Alberta**

**MLS # A2296506**



**\$389,900**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	997 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 699
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s)		

**Inclusions:** N/A

THESE UNITS DO NOT COME UP FOR SALE OFTEN! Are you looking for an apartment where you don't have to compromise on outdoor space? This unit features a sunny south facing patio that is nearly 1000 SQUARE FEET! Imagine living in a turn-key, lock and leave home, still having the flexibility to entertain outdoors, garden & have a space for pets (this building is pet friendly). This is basically a condo with a backyard in the heart of South Calgary walking distance to Marda Loop! This unit is 997 sq ft, 2 bed/2 baths and features an open concept layout. Freshly painted & new upgraded flooring throughout. This unit features a LARGE primary bedroom which also walks out to the patio. Open kitchen features loads of cabinet & counter space. large dining & living area which also has access to the patio. Corner gas fireplace is a great feature. 1 indoor/heated/titled parking stall, storage locker. In suite laundry is also very convenient. Only a short walk from all of the amenities offered in trendy Marda Loop. This home is PERFECT for urban professionals, offering an outstanding location, a great floor plan, & a patio space that is very rare to find in an area like this. Meticulously maintained shows very well!