

103, 1611 28 Avenue SW
Calgary, Alberta

MLS # A2338996



\$559,900

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,752 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Heated Garage, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 1,055
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Window Coverings (including curtains & rods), TV Wall Mount, 2 Portable A/C Units

Space, style and effortless low-maintenance living come together in this exceptional end-unit townhome in the heart of South Calgary. With more than 1,750 sq. ft. over 2 levels, it is the largest residence in The Alex Building, pairing the privacy and separation of a townhome with the elevated lifestyle of a luxury condominium. Once inside, the home's minimalist yet sophisticated aesthetic is evident. Designed by Paul Lavoie, the interior balances clean contemporary lines with warm details for a space equally suited to entertaining, relaxing or working from home. Gleaming wide-plank hardwood floors, ' ceilings, solid-core ' doors, extra-high baseboards, designer lighting, and expansive floor-to-ceiling loft style windows establish grandeur throughout the main level. The kitchen makes a striking first impression, with sleek white cabinetry extending to the ceiling, a timeless tile backsplash and expansive island finished with a dramatic stone waterfall. Stainless-steel appliances include an induction cooktop, hood fan, built-in ovens and upgraded refrigerator. Across, a large coat closet, custom stone-appointed shelf and drawers provide everyday organization, while a large walk-in storage room keeps seasonal items and household extras neatly tucked away. The kitchen flows into the dining area and living room, where the ceiling rises to an impressive ' height. An electric fireplace and custom built-in cabinetry create a sophisticated focal point, while a large window and door open to a sunny patio with BBQ gas line. A discreet powder room completes the main level. Upstairs, contemporary glass railing and upgraded soft carpet lead to three well-proportioned bedrooms. The expansive primary suite feels particularly indulgent, with large windows, custom drapery and a serene boutique-hotel feel. Dual closets lead to the spa-inspired

ensuite, featuring a large soaker tub, tiled shower with 10mm glass, dual sinks, stone counters and private water closet. Two additional bedrooms (one with a large walk-in closet) offer excellent flexibility and share an impressive five-piece bathroom with stone counters and upgraded plumbing fixtures. A spacious laundry room with built-in shelving completes the upper level. Thoughtful details include secure heated underground parking and two storage lockers. Ground-level access from both the secure interior and private patio adds convenience. Pet-friendly and exceptionally well maintained, this is townhome living for those who value quality, privacy and space without the upkeep of a traditional home. Live minutes from 17th Avenue and Marda Loop, with restaurants, cafés, boutiques, shops and parks all within walking distance. Equally suited to professionals, a young family or an investor seeking a distinctive inner-city property, this residence delivers an exceptional combination of value, versatility, urban convenience, and low-maintenance lifestyle. Schedule your showing or view the virtual tour today!