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407, 1631 28 Avenue SW
Calgary, Alberta

MLS # A2340995



$368,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,146 sq.ft.	**Age:**	2004 (22 yrs old)
Beds:	2	**Baths:**	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 833
Basement:	-	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	M-C1
Foundation:	-	**Utilities:**	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: None

Welcome to this bright and spacious two-storey penthouse loft, a top-floor end unit offering 1,100 sq. ft. of stylish and functional living space in the heart of South Calgary. Soaring vaulted ceilings and an abundance of windows create a bright, airy atmosphere throughout the home. The main level features a comfortable living room with a cozy gas fireplace, flowing seamlessly into the functional kitchen and dining area. The kitchen offers maple cabinetry, black appliances, a breakfast bar, and plenty of space for everyday living and entertaining. The spacious primary bedroom includes a walk-through closet and private 4-piece ensuite, while a second full bathroom and convenient in-unit laundry with a newer full-size washer and dryer add to the home's functionality. Upstairs, the versatile loft space offers endless possibilities and can easily be used as a second bedroom, home office, family room, or additional living space. Step outside onto the southwest-facing balcony and enjoy views toward downtown, perfect for relaxing or entertaining. Additional highlights include an underground titled parking stall and assigned storage locker. Ideally located just minutes from downtown and close to 17th Avenue, shopping, restaurants, schools, parks, transit, and a variety of amenities, this unique penthouse loft offers an exceptional opportunity for homeowners, first-time buyers, or investors. Don’t miss your opportunity to own this distinctive and well-appointed loft in a highly desirable South Calgary location. Book your private viewing today!

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