

**311, 1631 28 Avenue SW**  
**Calgary, Alberta**

**MLS # A2201884**



## \$345,000

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	927 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 623
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** None

Stylish & Spacious 2-Bedroom Condo in South Calgary Looking for a two-bedroom home? This beautifully renovated 2-bedroom, 2-bathroom condo in South Calgary offers 930 sq. ft. of stylish and comfortable living space. Designed with neutral tones and modern accents, this unit is move-in ready and packed with desirable upgrades, including: new vinyl plank flooring for a sleek, low-maintenance finish, In-floor heating for year-round comfort, maple cabinetry with extra storage—more than most units in the building! New quartz countertops adding a touch of luxury, cozy gas fireplace for those chilly evenings, new lighting, fresh paint throughout, and updated doors, frames & baseboards? and heated underground parking stall for convenience in all seasons. Located just minutes from trendy Marda Loop, you'll enjoy easy access to shopping, dining, parks, schools, a library, and the community activity centre. Plus, with quick transportation options to downtown, this is the perfect home for urban living with a neighborhood feel.