

**209, 1631 28 Avenue SW**  
**Calgary, Alberta**

**MLS # A2209710**



**\$390,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,000 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas
<b>Floors:</b>	Vinyl Plank
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	Bar, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 679
<b>LLD:</b>	-
<b>Zoning:</b>	M-C1
<b>Utilities:</b>	-

**Inclusions:** TV Wall Mounts

Welcome to this spacious two-bedroom, two-bathroom condominium, ideally located in the heart of South Calgary. The thoughtful 1000 sqft layout is complemented by a rare 800 sqft south-facing private patio, perfect for those who want to enjoy condo living without sacrificing outdoor space. Whether you're hosting gatherings, own pets, or simply love basking in the summer sun, this home has it all. The well-cared-for interior features updated luxury vinyl plank flooring throughout the bedrooms and main living areas. You'll appreciate the convenience of in-suite laundry, complete with a recently updated washer and dryer. Additional amenities include a titled parking stall in the secure underground parking and a separate assigned storage locker. The two large bedrooms offer ample space for roommates or guests, while the expansive primary suite serves as a serene oasis, complete with a 4-piece ensuite featuring a soaker tub, separate shower, and large vanity - a rare find in condos. As a resident of The Delano, you'll benefit from the building's active board, ensuring your investment is a wise one. Plus, you'll be within walking distance to the shops and restaurants of Marda Loop, with easy access to transit for a downtown commute. Schedule your showing today and don't miss out on your opportunity to own this spectacular home.