

# \$355,000 - 211, 1631 28 Avenue Sw, Calgary

MLS® #A2219351

## \$355,000

2 Bedroom, 2.00 Bathroom, 927 sqft

Residential on 0.00 Acres

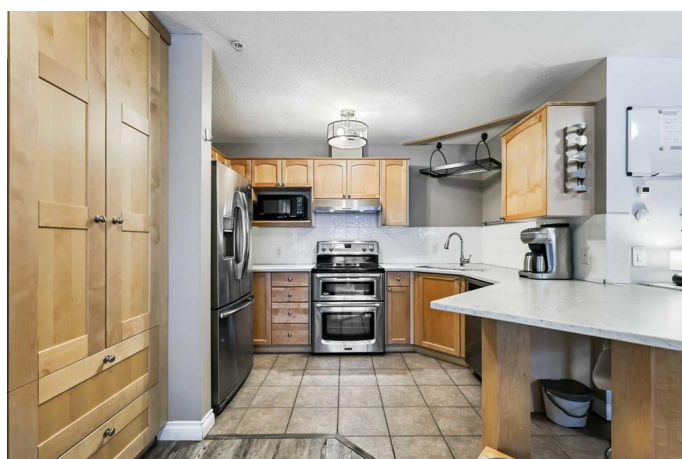
South Calgary, Calgary, Alberta

An exceptional unique condo offering in South Calgary. Featuring an enormous (~1000 sq ft) south facing back patio that you have to see to believe, this updated 2-bedroom, 2-bathroom unit features vinyl plank flooring, abundant natural light, and a modern kitchen with stainless steel appliances (updated in 2021-2022) and quartz countertops throughout. Two spacious bedrooms and bathrooms offer privacy, including an ensuite with a soaker tub and a second bathroom with a shower. In-suite laundry is a bonus with an upgraded washer and dryer (2022). The nearly 800 sq ft patio allows you that extra space you won't get with many other condo options in the city. Comes with a titled parking stall (heated, level 1) and assigned storage locker. Walking distance to community amenities like cSpace Marda Loop, South Calgary Community Centre, Our Daily Brett Market & Café, and the Giuffre Family Library and easy access to Crowchild Trail, 14th St, 17th Ave, and downtown Calgary. Contact your favourite Realtor to schedule a showing today!

Built in 2004

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2219351  |
| Price     | \$355,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 927               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 211, 1631 28 Avenue Sw |
| Subdivision | South Calgary          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 1J5                |

### **Amenities**

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 1           |
| Parking        | Underground |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Open Floorplan, Quartz Counters, Storage     |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer/Dryer, Stove(s) |
| Heating           | In Floor  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| # of Stories      | 4   |

### **Exterior**

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Other              |
| Construction      | Stucco, Wood Frame |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 16th, 2025 |
| Days on Market | 65             |

Zoning

M-C1

## **Listing Details**

Listing Office

CIR Realty

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