

**105, 1631 28 Avenue SW
Calgary, Alberta**

MLS # A2222526



\$395,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,071 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 725
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan		

Inclusions: Floating Shelves in Kitchen and on Blue Wall, 2 Bar Chairs in the Kitchen, Curtains and Rods (as is), 2 Storage Wardrobes in Primary Bed Room, TV and TV Mount in Primary Bedroom, Turf on the Balcony, 2 Fobs,

Spacious 2-Bedroom Condo with 10+ ft Ceilings Welcome to this beautifully maintained 2-bedroom, 2 full bathroom condo offering over 1,070 sq. ft. of stylish, low-maintenance living in one of Calgary's most sought-after inner-city communities. With soaring 10-foot+ ceilings throughout, this thoughtfully designed condo blends comfort, convenience, and modern elegance. Step inside to a bright, open-concept layout anchored by a spacious living area with a cozy corner gas fireplace - perfect for relaxing evenings. The fireplace was recently serviced in Fall 2024. The gourmet kitchen is both functional and inviting, featuring tons of storage, soft-close cupboards with under-cabinet lighting, generous counter space, and newer appliances, including a new dishwasher (2023) and a double-door fridge (2025). Whether you love to cook and host or just want a tidy, organized space, this kitchen delivers. The living room flows seamlessly to the north-facing private balcony which surrounded by mature trees - your own peaceful retreat for morning coffee or evening unwinding. Luxury vinyl plank flooring runs throughout most of the unit, complemented by beautiful lighting fixtures that add a touch of sophistication. In-floor heating keeps the space cozy during Calgary's colder months, making chilly mornings much more comfortable. The primary suite is a true sanctuary, comfortably fitting a king-sized bed with oversized windows and direct patio access. The spa-inspired ensuite features a deep soaker tub, a separate walk-in shower, and an oversized vanity. The second bedroom—with its high ceilings and generous natural light, makes an ideal guest room, or home office. A convenient in-suite laundry area with a stacked washer and dryer completes the functional layout. As mentioned, convenience is a key feature of this home. Your titled parking stall and private

storage locker are located on the same level as the unit- no stairs or elevators needed. Enjoy an unbeatable location just three blocks from the Marda Loop Community Centre, where you'll find tennis courts, an outdoor rink, a pump track, and a community garden. You are also within walking distance to the vibrant 33rd Avenue main strip, filled with boutique shopping, fresh food and wine markets, cozy cafés, lively lounges, and top-tier fitness studios. Outdoor enthusiasts will love being minutes from River Park, Sandy Beach, Glenmore Reservoir, and off-leash dog parks, and bike paths. Whether you're a professional seeking inner-city living, an investor looking for a prime rental property, or a downsizer ready for comfort and community—this condo is the perfect fit. Don't miss your chance - book your showing today!