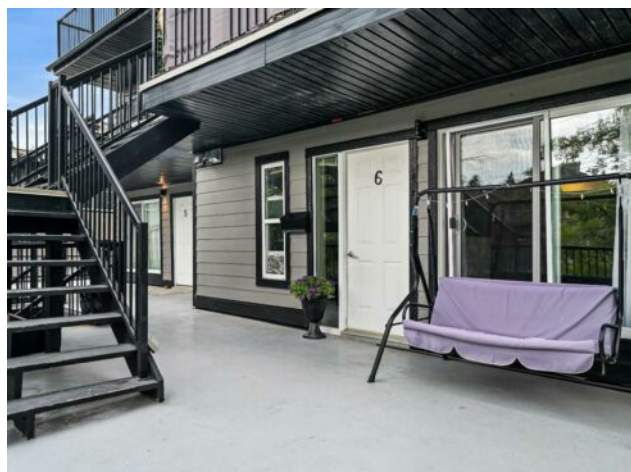


**6, 1622 28 Avenue SW
Calgary, Alberta**

MLS # A2234131



\$165,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	485 sq.ft.	Age:	1965 (60 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt/Gravel, Flat	Condo Fee:	\$ 446
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Track Lighting		

Inclusions: NA

ATTN: INVESTORS & FIRST TIME HOMEOWNERS Exceptional Value! 485 sq ft of interior space + spacious outdoor area!! This impressive 1-bedroom, 1-bathroom condo offers modern living with a landscaped front yard. Finishes include granite countertops, elegant trim work, and stainless steel appliances. It's a perfect alternative to renting and a smart step toward homeownership. The open-concept layout includes a great room, dedicated in-suite laundry area equipped with full-size stacked front-loading washer and dryer. The kitchen is thoughtfully designed with ample cabinetry, generous counter space, stylish modern cupboard doors, and a raised eating bar on the island. The property has just been upgraded with new hardy board and a new roof. No more circling the block—this unit also comes with a dedicated parking stall. This home should be at the top of your Must-See List!