



GRASSROOTS
REALTY GROUP

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310, 1631 28 Avenue SW
Calgary, Alberta

MLS # A2316112



\$349,500

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,003 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 699
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Walk-In Closet(s)		

Inclusions:	All Blinds & Wall Shelving
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Have it ALL! Quick Downtown Access from this IMMACULATE Urban Condo on QUIET Street STEPS from Marda Loop's Trendy Lifestyle! Bright Sun-Kissed Interior with Inviting Open Design, Numerous recent UPDATES - Paint, Carpet, Kitchen, Bathrooms, Appliances & Custom Designer Touches throughout. Spotless WHITE Kitchen with UPGRADED Stainless-Steel Appliances, Breakfast Bar & Chic Dining Nook, Generous GREAT Room with Gas Fireplace & OVERSIZED Private SOUTH Balcony with Gas BBQ Hook-up. Spacious Master with His/Her WALK-THRU Closets & DELUXE Ensuite with Corner SOAKER Tub & Separate Shower - Large 2nd Bedroom, 2nd full Bathroom, Insuite Laundry with NEWER Washer & Dryer, UNDERGROUND PARKING, STORAGE Locker & it's FIDO-FRIENDLY too! Festivals, Spas, Patios & Coffee Bars - the IDEAL Location - 10 minutes from Marda Loop's Shops & Restaurants, a 6 minute walk to the Community Centre with Tennis, Pickleball & Beach Volleyball Courts, Yoga, Community Crop Gardens, Outdoor Pool & Ice Rink & a 6 minute drive to Scenic River Park Pathways with Off-Leash Zone, Sandy Beach Swimming, Rafting & Picnic Area & Glenmore ATHLETIC Park's Velodrome, Salt Water Pool, Running Track & Bike Paths to Glenmore Reservoir. CENTRALLY Located, Beautifully UPGRADED & METICULOUSLY MAINTAINED from Top to Bottom - No Disappointments here!