



GRASSROOTS
REALTY GROUP

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213, 1631 28 Avenue SW
Calgary, Alberta

MLS # A2334093



\$349,900

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	997 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor
Floors:	Carpet, Laminate
Roof:	-
Basement:	-
Exterior:	Stone, Stucco, Wood Frame
Foundation:	-
Features:	Breakfast Bar, Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 699
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: N/A

THESE UNITS DO NOT COME UP FOR SALE OFTEN! Are you looking for an apartment where you don't have to compromise on outdoor space? This unit features a sunny south facing patio that is nearly 1000 SQUARE FEET! Imagine living in a turn-key, lock and leave home, still having the flexibility to entertain outdoors, garden & have a space for pets (this building is pet friendly). This is basically a condo with a backyard in the heart of South Calgary walking distance to Marda Loop! This unit is 997 sq ft, 2 bed/2 baths and features an open concept layout. Freshly painted & new upgraded flooring throughout. This unit features a LARGE primary bedroom which also walks out to the patio. Open kitchen features loads of cabinet & counter space. large dining & living area which also has access to the patio. Corner gas fireplace is a great feature. 1 indoor/heated/titled parking stall, storage locker. In suite laundry is also very convenient. Only a short walk from all of the amenities offered in trendy Marda Loop. This home is PERFECT for urban professionals, offering an outstanding location, a great floor plan, & a patio space that is very rare to find in an area like this. Meticulously maintained shows very well!