

# \$309,900 - 308, 1631 28 Avenue Sw, Calgary

MLS® #A2235627

**\$309,900**

2 Bedroom, 2.00 Bathroom, 942 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

WELCOME HOME to this Corner Unit in the Heart of Marda Loop! You will Love this Bright Open Floorplan with South and West Windows allowing the natural light to pour in! Your New Home Boasts a well appointed Kitchen with Maple Cabinets and Plenty of Storage and is Open to the Dining and Living Room which includes a Gas Fireplace for your enjoyment! Your Large Primary Bedroom features walk through Closet and a 4 pc Ensuite which includes a soaker tub. The 2nd Bedroom can double as an Office or Guest Room and there is a second 4 pc Bath for your convenience. You will Love your South Facing Deck where you will enjoy your Morning Coffee or Relaxing and Entertaining! This unit also features In-suite Laundry, an Underground Titled Parking , and a Storage Locker. Walking Distance to Restaurants, Shopping, and Amenities in Marda Loop and 17th Ave with Easy access to Schools including Universities and Downtown. This is a Must See! Welcome Home!

Built in 2004

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2235627  |
| Price      | \$309,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Square Footage | 942               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 308, 1631 28 Avenue Sw |
| Subdivision | South Calgary          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 1J5                |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Parking, Storage, Trash                            |
| Parking Spaces | 2   |
| Parking        | Garage Door Opener, Heated Garage, Parkade, Titled, Underground |
| # of Garages   | 1   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Elevator, No Smoking Home, Soaking Tub                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | In Floor  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| # of Stories      | 4   |

### **Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Construction      | Concrete, Stucco, Wood Frame |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 29th, 2025 |
| Days on Market | 5               |

Zoning M-C1

## Listing Details

Listing Office RE/MAX First

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