

303, 1631 28 Avenue SW  
Calgary, Alberta

MLS # A2237094



## \$375,000

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,286 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 895
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, Soaking Tub		

**Inclusions:** n/a

Welcome to this stylish loft condo offering over 1,200 sq. ft. of living space just minutes from downtown Calgary. This bright, open floor plan features vaulted ceilings, dark flooring, and a dramatic wall of north-facing windows that fill the space with natural light and showcase excellent downtown views. The kitchen offers maple cabinetry, custom shelving, and a breakfast bar, perfect for casual dining or entertaining. The spacious primary bedroom includes balcony access, a walk-through closet, and a 4-piece ensuite with a deep soaker tub and separate shower. Upstairs, the versatile loft area is ideal for an extra bed, home office, media room, or creative studio. Additional highlights include a second full bathroom, a cozy gas fireplace, underground parking, and a storage locker. Condo fees include heat, sewer, and water for added peace of mind. Located close to vibrant Marda Loop, Mount Royal University, shopping, restaurants, and transit, this condo offers modern urban living and excellent value for those looking to be near the heart of the city. Don't forget to check out the virtual tour!