

# \$399,900 - 107, 1631 28 Avenue Sw, Calgary

MLS® #A2198965

**\$399,900**

2 Bedroom, 2.00 Bathroom, 1,274 sqft  
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome to this stunning 1,274 sq. ft. CORNER/END unit 2-bedroom condo, perfectly elevated for added privacy, with a balcony that sits at a second-floor height. Boasting soaring 12'™ ceilings and expansive windows, this home is drenched in natural light, creating an open and airy ambiance. Step inside to discover fresh updates, including vinyl plank flooring, new paint, upgraded baseboards, new bathroom light fixtures, and modern toilets. Enjoy the in-floor heat throughout the unit! The kitchen shines with NEW stainless steel appliances, while the huge living room, anchored by a beautiful three-sided fireplace, flows seamlessly into the dining area, perfect for entertaining. Being an end-unit, this home offers a seamless connection to nature, with expansive windows framing beautiful outdoor views and filling the living space with tons of natural light. The primary suite is a true retreat, featuring a walk-through closet leading to a spacious ensuite bathroom with a corner soaker tub and a separate shower. A large second bedroom and an additional full bathroom with tub/shower combination are located at the other side of the unit and provide flexibility for children, guests, a home office, or whatever suits your lifestyle. Enjoy your private balcony with a gas BBQ hook-up, perfect for outdoor relaxation. The titled underground parking stall and secure storage locker add convenience, while a bike storage area makes city commuting easy. Located in



the vibrant community of Marda Loop, you're just steps from boutique shops, trendy cafés, and top restaurants. Plus, you're minutes from 17th Avenue and downtown, with recreational hotspots (including an outdoor pool, skating rink, tennis courts, baseball field, and library) just three blocks away. Move-in ready and available for immediate possession - don't miss this incredible opportunity. Book your showing today! Additional notes: washer & dryer were new in 2022, new control valves for in-floor heating installed late 2023.

Built in 2004

### Essential Information

MLS® #	A2198965
Price	\$399,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,274
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	107, 1631 28 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1J5

### Amenities

Amenities Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Trash

Parking Spaces 1  
Parking Alley Access, Enclosed, Off Street, Stall, Titled, Underground, Owned

### Interior

Interior Features Closet Organizers, Elevator, High Ceilings, Open Floorplan, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings  
Heating In Floor, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Mantle, Three-Sided, Dining Room, See Through  
# of Stories 3

### Exterior

Exterior Features Balcony, BBQ gas line  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame

### Additional Information

Date Listed March 13th, 2025  
Days on Market 1  
Zoning M-C1

### Listing Details

Listing Office RE/MAX First

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