

**404, 1631 28 Avenue SW**  
**Calgary, Alberta**

**MLS # A2231397**



**\$380,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,136 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Owned, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 787
<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, Built-in Features, Ceiling Fan(s), Elevator, High Ceilings, Open Floorplan, Soaking Tub, Storage, Tile Counters		

**Inclusions:** Fridge, stove, microwave, dishwasher, washer & dryer, all window coverings, portable air conditioner, 1 remote for bedroom ceiling fan, bike rack in underground parking stall

Welcome to this stunning 1,136 sqft TOP FLOOR 2-storey condo in the heart of vibrant Marda Loop, offering 1 spacious bedroom, 2 full bathrooms, a versatile loft, and a long private balcony! Soaring 2-storey ceilings - peaking at an impressive 25 feet - and expansive windows flood the space with natural light, creating an open, airy feel throughout. Step inside to discover thoughtful updates, including fresh paint completed in 2024, new window shades installed in November 2024, and luxurious in-floor heating throughout the entire unit. The sleek kitchen features stainless steel appliances -including a fridge that is 3 years old and a stove that is 5 years old - and opens to a huge living room with a beautiful gas fireplace and a designated dining area, perfect for entertaining. Laminate flooring, updated approximately 7 years ago, adds warmth and durability to the space. The private primary suite is tucked away with direct access to the balcony and a large ensuite bath with a corner soaker tub and a brand-new light fixture. A second full bathroom near the front entry (rare for a one-bedroom home) offers a tub/shower combo for added flexibility, and in-unit laundry (with a washer and dryer just 3 years old) is also included. Upstairs, the bright and spacious loft provides endless possibilities for a guest room, home office, gym, or play area. Enjoy summer evenings on your south-facing private balcony with a gas BBQ hook-up, and take advantage of the titled underground parking stall, secure storage locker, and convenient bike storage. Located just steps from boutique shops, trendy cafés, and some of Calgary's best restaurants, plus minutes from 17th Avenue, downtown, and fantastic recreational amenities like an outdoor pool, tennis courts, skating rink, ball diamond, and public library - just a few short blocks away! This move-in-ready home is a rare find - book

your showing today!