

**308, 1611 28 Avenue SW**  
**Calgary, Alberta**

**MLS # A2275007**



**\$458,900**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,010 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Garage, Parkade, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Baseboard, Fireplace(s), Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 525
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Storage		

**Inclusions:** N/A

#308 1611 &ndash; 28th Ave SW Gorgeous urban townhome in the vibrant inner-city community of Marda Loop, South Calgary! Located in the boutique building of the coveted Alex Courtyard Lofts, this is your inner-city oasis! Sleek modern design, open spacious layout with the kitchen being open to the dining and living room area. Stunning kitchen with quartz countertops, stainless steel appliances and large island. Light and bright, with floor to ceiling windows. Hardwood floors throughout main floor. The living room features a contemporary fireplace with patio doors out to your own South facing, private patio yard area giving you added outdoor living space. Two bedroom, two and a half bath townhome with each bedroom having its own ensuite bathroom. Titled underground secure Parking. Titled Storage locker #48. Pet friendly complex (pets allowed with board approval). Live in the vibrant community of Marda Loop with all its little shops, fantastic restaurants, pubs, grocery stores and more. Walk to fantastic amenities within the South Calgary, outdoor swimming pool, public library, tennis courts, skating rink, parks, playgrounds, walking paths and beautiful natural park and off leash area along the Elbow River for your furry family member. Close to all the fantastic stores, restaurants and pubs on 17th Ave. 10 minute drive to downtown. Urban living at its finest! View the 3D Tour (Purple House Symbol). Welcome home!