

# \$345,000 - 311, 1631 28 Avenue Sw, Calgary

MLS® #A2201884

**\$345,000**

2 Bedroom, 2.00 Bathroom, 927 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Stylish & Spacious 2-Bedroom Condo in South Calgary

Looking for a two-bedroom home? This beautifully renovated 2-bedroom, 2-bathroom condo in South Calgary offers 930 sq. ft. of stylish and comfortable living space.

Designed with neutral tones and modern accents, this unit is move-in ready and packed with desirable upgrades, including: new vinyl plank flooring for a sleek, low-maintenance finish, In-floor heating for year-round comfort, maple cabinetry with extra storage—more than most units in the building! New quartz countertops adding a touch of luxury, cozy gas fireplace for those chilly evenings, new lighting, fresh paint throughout, and updated doors, frames & baseboards and heated underground parking stall for convenience in all seasons.

Located just minutes from trendy Marda Loop, you'll enjoy easy access to shopping, dining, parks, schools, a library, and the community activity centre. Plus, with quick transportation options to downtown, this is the perfect home for urban living with a neighborhood feel.



Built in 2004

## Essential Information

MLS® # A2201884

Price \$345,000

Bedrooms 2

|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 927               |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 311, 1631 28 Avenue Sw |
| Subdivision | South Calgary          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 1J5                |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | None        |
| Parking Spaces | 1           |
| Parking        | Underground |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Quartz Counters  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | In Floor   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| # of Stories      | 4  |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
| Construction      | Stucco  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 55               |
| Zoning         | M-C1             |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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