



# 1531 28 Avenue Calgary Alberta

\$649,900

Experience the blend of convenience and community in Marda Loop, coupled with the excitement and energy of Downtown and 17th Ave. This stunning unit offers 1898 SF of developed living space, featuring 10' ceilings on the main floor and 9-foot ceilings in the basement and upper level, creating a spacious and airy ambiance. Positioned on the southwest corner, the home is flooded with natural sunlight, illuminating the living spaces throughout the day. The open main floor boasts hardwood flooring, a half bath, a living room with a floor-to-ceiling tile-faced fireplace, and a striking modern kitchen equipped with upgraded appliances and a large island. Upstairs, two master bedrooms each offer ample closet space and finely detailed ensuites, accompanied by the convenience of a laundry room. Central Air A/C ensures the entire house remains cool during warm summer days. The basement extends the living space with a sizable area, ideal for a home gym or theatre room, a third bedroom, and a full bathroom. Step outside to the back patio, a fantastic private urban oasis, and enjoy the added convenience of a single detached garage. Crafted with meticulous care and attention to detail, this home is not only perfect for hosting but also an ideal family residence in the heart of inner-city Calgary. (id:6769)

- 4pc Bathroom 2.84 M x 1.50 M
- 5pc Bathroom 4.27 M x 1.78 M
- Bedroom 3.45 M x 3.35 M
- Laundry room 2.90 M x 1.78 M
- Primary Bedroom 4.22 M x 4.04 M
- 4pc Bathroom 2.39 M x 1.50 M
- Bedroom 4.19 M x 3.33 M

- Recreational, Games room 5.79 M x 5.16 M
- Furnace 3.02 M x 2.49 M
- 2pc Bathroom 1.88 M x 1.47 M
- Dining room 3.94 M x 2.97 M
- Kitchen 4.88 M x 3.02 M
- Living room 6.02 M x 3.81 M

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE MISSION REAL ESTATE

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