



## 2727 28 Avenue Calgary Alberta

\$275,000

What an amazing location looking out to the openness and quietness of the park. There are walking trails, bike paths, benches and downtown City views only meters away. Wonderful oversized additional windows create natural daylight in this space you will want to call home. This corner unit features 2 bedrooms (the primary with walk-in closet), 2 full baths, granite kitchen counter tops, rich dark wood cabinets, stainless steel appliances and cork flooring. As you walk in, you will be impressed with the built-in tech area and the open plan. The balcony is ideal for your patio furniture with lots of room for the BBQ. And there is a natural gas hook up. The in-suite laundry is complete with a washer and dryer. The Ascent is a beautiful complex with professionally maintained gardens and a gazebo. Check out the stunning Holiday decor. The titled underground parking is HEATED and secured and there is tons of VISITOR PARKING. (So nice to have, so hard to find). This is truly a turn-key unit, including all furniture (see list in Supplements) (id:6769)

4pc Bathroom 8.17 Ft x 5.00 Ft

3pc Bathroom 7.83 Ft x 5.00 Ft

Kitchen 11.25 Ft x 10.00 Ft

Other 9.00 Ft x 8.00 Ft

Living room 13.75 Ft x 11.75 Ft

Foyer 6.42 Ft x 5.00 Ft

Primary Bedroom 12.17 Ft x 10.00 Ft

Bedroom 10.75 Ft x 9.83 Ft

Laundry room 5.08 Ft x 3.50 Ft

Study 4.50 Ft x 2.75 Ft

Other 12.00 Ft x 9.50 Ft

Listing Presented By:



Originally Listed by:  
CENTURY 21 BAMBER REALTY  
LTD.

**RE/MAX<sup>®</sup>**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net