



1631 28 Avenue Calgary Alberta

\$350,000

Exceptional value in Marda Loop**** Welcome to this rarely available 2-bedroom, 2-bathroom condo offering nearly 1,100 sq. ft., low-maintenance living with soaring 10ft ceilings throughout in one of Calgary's most sought-after inner-city communities. This stunning home features, an open-concept layout, and thoughtful upgrades throughout. Step inside to find a spacious living area, where a corner gas fireplace with custom built-ins creates a warm and inviting atmosphere. The dedicated dining space is perfect for hosting, while the flex area offers the versatility of a home office or additional seating. The gourmet kitchen is both stylish and functional, featuring solid wood soft-close cabinetry, wine storage, ample counter space, and newer stainless steel appliances, including a microwave hood fan and dishwasher (2024) and french door fridge (2021). Just off the living room, the large private balcony with a gas hookup is ideal for BBQs or morning coffee, extending your living space outdoors. The primary suite is a true retreat, spacious enough for a king-sized bed, full bedroom set, and additional flex space, while oversized windows and a private patio door allow for abundant natural light. Storage is plentiful with dual closets and overhead shelving, and the en-suite bathroom offers a spa-like feel with a deep soaker tub, a separate walk-in shower, and an oversized vanity with matching solid wood cabinetry. The second bedroom, with its 10-ft ceilings and large window, makes for an ideal guest room, nursery, or dedicated home office. A well-appointed 4-piece bathroom and in-suite laundry with a stacked washer/dryer complete the functional layout. Convenience is key with this home, as it is located just across the hall from the heated underground parking and private storage locker. Street parking is also available without time restrictions, making it perfect for a se...

Kitchen 11.25 Ft x 8.83 Ft
Dining room 11.33 Ft x 6.75 Ft
Living room 24.33 Ft x 11.42 Ft
Foyer 8.75 Ft x 3.75 Ft
Laundry room 3.33 Ft x 3.00 Ft

Other 20.00 Ft x 4.50 Ft
Primary Bedroom 17.67 Ft x 10.33 Ft
Bedroom 9.83 Ft x 9.58 Ft
4pc Bathroom 8.42 Ft x 4.83 Ft
4pc Bathroom 8.42 Ft x 8.25 Ft

Listing Presented By:



Originally Listed by:
RE/MAX First

<http://ezramalo.ca/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca