



# 1702 28 Avenue Calgary Alberta

\$549,000

This European-inspired townhome in Marda Loop presents a stylish and comfortable urban lifestyle. With over 1,400 sq ft of developed, liveable space. The home features 9 ft ceilings, creating an open and airy feel. The living room is enhanced by a cozy gas fireplace, and the custom kitchen showcases high-quality German-engineered cabinetry. Upstairs, the spacious master bedroom boasts an impressive 18 ft ceiling, while the second bedroom enjoys its own private balcony and a nearby 4-piece bathroom. The 3rd level offers a loft area with a rooftop patio, providing extra space for relaxation and entertainment. The lower level houses a versatile "den" area, which can be transformed into a family or recreation room, along with a laundry room and storage space. Additionally, this townhome offers the benefit of low condo fees, is pet-friendly and includes a single detached garage, making it an even more appealing option for urban buyers. Enjoy easy access to pathways, shopping, restaurants, parks, transit, and downtown, making it perfect for urban living. (id:6769)

- Other 7.25 Ft x 9.50 Ft
- Loft 3.00 Ft x 9.75 Ft
- Other 4.75 Ft x 15.50 Ft
- Den 11.00 Ft x 12.08 Ft
- Laundry room 5.00 Ft x 11.67 Ft
- Furnace 5.00 Ft x 9.75 Ft
- Other 10.25 Ft x 15.58 Ft

- Living room 9.67 Ft x 12.75 Ft
- 2pc Bathroom 4.08 Ft x 9.08 Ft
- Other 4.50 Ft x 14.75 Ft
- Primary Bedroom 10.25 Ft x 13.92 Ft
- Bedroom 9.00 Ft x 9.25 Ft
- 4pc Bathroom 5.83 Ft x 9.25 Ft
- Other 3.00 Ft x 8.00 Ft

Listing Presented By:



Originally Listed by:  
Real Broker



**Real Estate Professionals Inc.**

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

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