



## 1611 28 Avenue Calgary Alberta

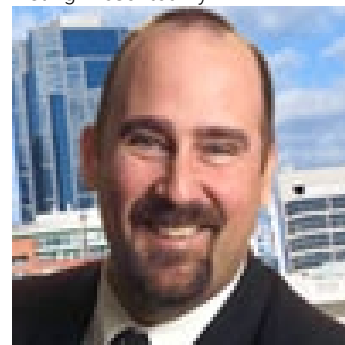
\$525,000

Space, style and effortless low-maintenance living come together in this exceptional end-unit townhome in the heart of South Calgary. With more than 1,750 sq. ft. over 2 levels, it is the largest residence in The Alex Building, pairing the privacy and separation of a townhome with the elevated lifestyle of a luxury condominium. Once inside, the home's minimalist yet sophisticated aesthetic is evident. Designed by Paul Lavoie, the interior balances clean contemporary lines with warm details for a space equally suited to entertaining, relaxing or working from home. Gleaming wide-plank hardwood floors, 9' ceilings, solid-core 8' doors, extra-high baseboards, designer lighting, and expansive floor-to-ceiling loft style windows establish grandeur throughout the main level. The kitchen makes a striking first impression, with sleek white cabinetry extending to the ceiling, a timeless tile backsplash and expansive island finished with a dramatic stone waterfall. Stainless-steel appliances include an induction cooktop, hood fan, built-in ovens and upgraded refrigerator. Across, a large coat closet, custom stone-appointed shelf and drawers provide everyday organization, while a large walk-in storage room keeps seasonal items and household extras neatly tucked away. The kitchen flows into the dining area and living room, where the ceiling rises to an impressive 10' height. An electric fireplace and custom built-in cabinetry create a sophisticated focal point, while a large window and door open to a sunny patio with BBQ gas line. A discreet powder room completes the main level. Upstairs, contemporary glass railing and upgraded soft carpet lead to three well-proportioned bedrooms. The expansive primary suite feels particularly indulgent, with large windows, custom drapery and a serene boutique-hotel feel. Dual closets lead to the spa-inspired ensuite, featuring a large soaker t...

2pc Bathroom 4.92 Ft x 6.00 Ft  
Dining room 12.25 Ft x 10.75 Ft  
Kitchen 14.92 Ft x 12.00 Ft  
Living room 16.25 Ft x 12.33 Ft  
5pc Bathroom 8.92 Ft x 8.92 Ft

5pc Bathroom 8.08 Ft x 13.33 Ft  
Bedroom 17.58 Ft x 11.17 Ft  
Bedroom 14.92 Ft x 14.92 Ft  
Laundry room 7.75 Ft x 5.00 Ft  
Primary Bedroom 14.58 Ft x 11.58 Ft

Listing Presented By:



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