

1622 28 Avenue Calgary Alberta

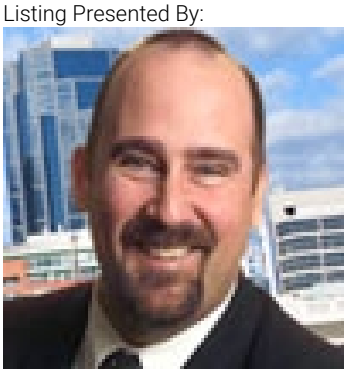
$329,900

QUIET CORNER UNIT IN THE HEART OF SOUTH CALGARY / MARDA LOOP Welcome to this bright and charming 2-bedroom plus den corner condo ideally situated on a quiet tree-lined street in trendy South Calgary featuring a unique 2-storey layout with no neighbors directly above or below offering exceptional privacy and a townhome-style feel. INTERIOR HIGHLIGHTS The main level features a bright open kitchen equipped with stainless steel appliances in-suite laundry a convenient half-bath and a spacious in-suite storage room while the upper level offers two comfortable bedrooms a full bathroom and a flexible studio or den perfect for a home office or occasional guest room. SUNLIGHT AND OUTDOOR LIVING Enjoy ideal south-facing exposure that floods the home with natural light during the winter plus direct walk-out access to a cozy patio for summer relaxing. BUILDING AND LOCATION BENEFITS Key exterior updates include a roof replaced in 2021 and updated Hardie Board siding completed in 2023 with the interior fully renovated in 2008. COMFORT AND INCLUSIONS Benefit from central hot-water heating with heat and water included in the condo fees alongside portable A/C units for warm summer months and dedicated off-street parking located behind the building. PRIME LOCATION Walk just 10 minutes to vibrant Marda Loop or two blocks to South Calgary Park featuring a library and outdoor pool and the cSpace King Edward art hub while enjoying a quick 5-minute drive to 17th Avenue and excellent transit links to downtown via 14 St, 26 Ave, and 33 Ave. Book your private viewing today! (id:6769)

Primary Bedroom 11.33 Ft x 12.67 Ft
Bedroom 9.50 Ft x 8.08 Ft
Office 10.33 Ft x 10.67 Ft
4pc Bathroom 10.75 Ft x 6.83 Ft
Kitchen 10.50 Ft x 15.00 Ft

Living room 14.83 Ft x 12.67 Ft
Dining room 8.00 Ft x 10.00 Ft
Laundry room 2.67 Ft x 3.00 Ft
2pc Bathroom 4.50 Ft x 6.58 Ft

Listing Presented By:



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