

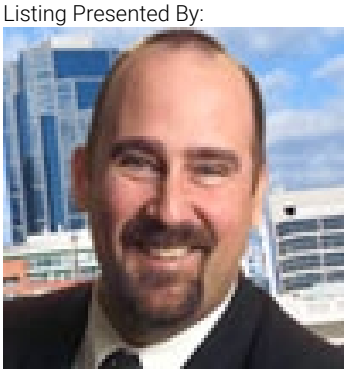
# 1717 28 Avenue Calgary Alberta

$380,000

ALL 6 UNITS MUST BE SOLD TOGETHER! THIS 6 UNIT BUILDING is comprised of 5 x 3 Bedroom Units and 1 x 2 Bedroom Unit with Insuite Laundry and Decks or Back Yard Patios. Envision yourself enveloped within a sanctuary, where architectural elegance meets everyday living, nestled within the esteemed community of South Calgary. This exceptional apartment, spanning 995 square feet, presents an extraordinary potential for discerning buyers seeking refined comfort and convenience. Situated in Southwest Calgary, within this beautifully maintained neighborhood, one discovers a single level unit within a low rise structure, offering seamless flow and ease of access. Three generously sized bedrooms provide ample space for rest and rejuvenation, complemented by a thoughtfully designed full bathroom--a haven for quiet moments, Stainless Steel Appliances enhance the kitchen's warmth while vinyl windows invite abundant natural light to illuminate the living area, adorned with track lighting and tile flooring that extends throughout the main level. Enjoy the ease of laundry within your own unit, and appreciate the peace of mind afforded by no animal and no smoking regulations. Step onto your private balcony, offering a tranquil space to savor moments outdoors. One off street parking space and an abundance of free street parking provide convenient access. With its close proximity to Marda Loop with all its Vibrancy and Amenities including Restaurants, Pubs, Groceries and More plus nearby schools, shopping, parks, playgrounds, sidewalks, and street lights, this apartment exemplifies a desirable location for those seeking both urban Walkability and neighborhood charm. This is a wonderful Investment Property for the Savvy Investor! RECENT UPGRADES INCL: Vinyl Windows, Stainless Steel appliances, Common Area Carpet, and Painting. MUST BE SOLD WITH THE OTHER 5 UNITS MLS A2357673, A23576...

Living room 16.25 Ft x 14.08 Ft
Dining room 9.25 Ft x 7.67 Ft
Primary Bedroom 13.25 Ft x 11.75 Ft
Bedroom 9.50 Ft x 9.42 Ft
Bedroom 11.67 Ft x 9.92 Ft
Kitchen 4.92 Ft x 7.75 Ft
4pc Bathroom 5.00 Ft x 7.58 Ft
Laundry room 4.92 Ft x 7.75 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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