

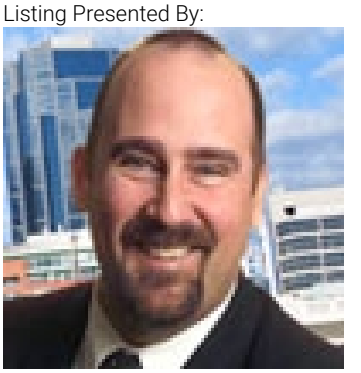
1908 28 Avenue Calgary Alberta

$255,000

Some properties make buyers choose between lifestyle and investment potential. Unit 301 offers both. VACANT AND AVAILABLE FOR IMMEDIATE POSSESSION, this TOP-FLOOR 2 BEDROOM, 1 BATHROOM condo is set in a boutique BRICK-AND-CONCRETE building with only two units per level and no one above.The bright, open living and dining area is filled with natural light from its SOUTHERN EXPOSURE and opens onto a generous SOUTH-FACING BALCONY. Hardwood flooring runs through the main living areas, while the kitchen features GRANITE COUNTERTOPS, STAINLESS STEEL APPLIANCES, and a sit-up breakfast bar. The home has been thoughtfully updated and well maintained, offering a comfortable, move-in-ready interior. IN-SUITE LAUNDRY and separate front and rear entrances add everyday convenience.A rare DETACHED SINGLE GARAGE provides secure, private parking, with the added benefit of its own man door for convenient pedestrian access. Another standout feature for a building of this era is the unit's own FURNACE AND HOT WATER TANK, giving the owner independent control over heating, hot water, and utility usage rather than relying on shared mechanical systems.Residents also enjoy access to a large ELEVATED COMMON TERRACE above the garage and parkade level, offering additional outdoor space for entertaining, gathering, or relaxing beyond the unit's private balcony.The condominium is PROFESSIONALLY AND WELL MANAGED, supported by a HEALTHY RESERVE FUND, with no major projects currently anticipated. The parkade is presently being repaired and updated, reflecting continued investment in the building.Located on a quiet, tree-lined street in South Calgary, the property is just steps from the restaurants, cafes, shops, and energy of MARDA LOOP. South Calgary Park and its outdoor pool, River Park's off-leash trails, the cSPACE Arts Hub and farmers' market, 17th Avenue, Mount Royal University, and downtown ...

Foyer 4.08 Ft x 3.08 Ft
Kitchen 11.50 Ft x 8.42 Ft
Dining room 6.58 Ft x 11.58 Ft
Living room 13.92 Ft x 15.00 Ft
Primary Bedroom 12.50 Ft x 9.08 Ft
Bedroom 11.50 Ft x 8.08 Ft
4pc Bathroom 7.75 Ft x 5.00 Ft
Laundry room 3.83 Ft x 2.00 Ft
Other 5.67 Ft x 11.33 Ft
Furnace 3.58 Ft x 4.25 Ft

Listing Presented By:



Originally Listed by:
Real Broker

https://therealcarsonharris.ca/

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