

# \$309,900 - 308, 1631 28 Avenue Sw, Calgary

MLS® #A2235627

**\$309,900**

2 Bedroom, 2.00 Bathroom, 942 sqft

Residential on 0.00 Acres

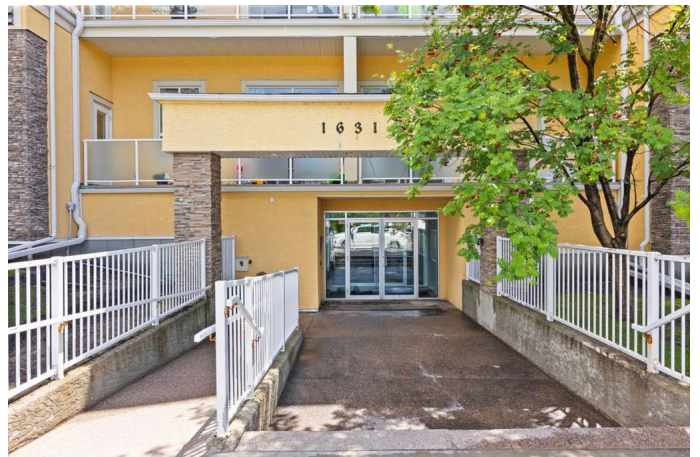
South Calgary, Calgary, Alberta

WELCOME HOME to this Corner Unit in the Heart of Marda Loop! You will Love this Bright Open Floorplan with South and West Windows allowing the natural light to pour in! Your New Home Boasts a well appointed Kitchen with Maple Cabinets and Plenty of Storage and is Open to the Dining and Living Room which includes a Gas Fireplace for your enjoyment! Your Large Primary Bedroom features walk through Closet and a 4 pc Ensuite which includes a soaker tub. The 2nd Bedroom can double as an Office or Guest Room and there is a second 4 pc Bath for your convenience. You will Love your South Facing Deck where you will enjoy your Morning Coffee or Relaxing and Entertaining! This unit also features In-suite Laundry, an Underground Titled Parking , and a Storage Locker. Walking Distance to Restaurants, Shopping, and Amenities in Marda Loop and 17th Ave with Easy access to Schools including Universities and Downtown. This is a Must See! Welcome Home!

Built in 2004

## Essential Information

MLS® #	A2235627
Price	\$309,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	942
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	308, 1631 28 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1J5

### Amenities

Amenities	Elevator(s), Parking, Storage, Trash
Parking Spaces	2
Parking	Garage Door Opener, Heated Garage, Parkade, Titled, Underground
# of Garages	1

### Interior

Interior Features	Elevator, No Smoking Home, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Concrete, Stucco, Wood Frame

### Additional Information

Date Listed	June 29th, 2025
Days on Market	3

Zoning

M-C1

## **Listing Details**

Listing Office

RE/MAX First

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.