

# \$395,000 - 105, 1631 28 Avenue Sw, Calgary

MLS® #A2222526

**\$395,000**

2 Bedroom, 2.00 Bathroom, 1,071 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

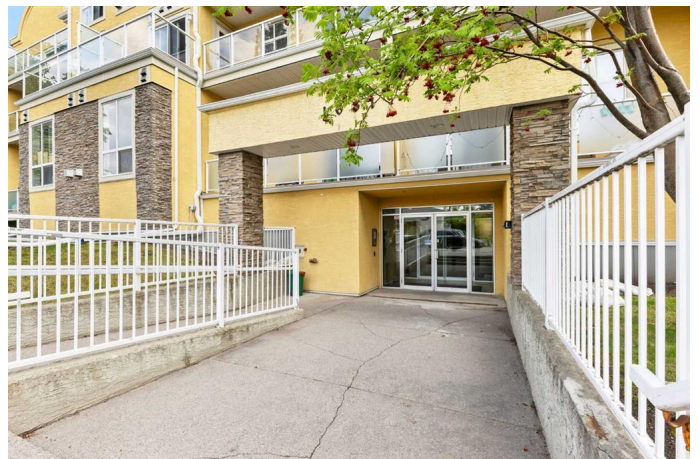
Spacious 2-Bedroom Condo with 10+ ft Ceilings

Welcome to this beautifully maintained 2-bedroom, 2 full bathroom condo offering over 1,070 sq. ft. of stylish, low-maintenance living in one of Calgary's most sought-after inner-city communities. With soaring 10-foot+ ceilings throughout, this thoughtfully designed condo blends comfort, convenience, and modern elegance.

Step inside to a bright, open-concept layout anchored by a spacious living area with a cozy corner gas fireplace - perfect for relaxing evenings. The fireplace was recently serviced in Fall 2024. The gourmet kitchen is both functional and inviting, featuring tons of storage, soft-close cupboards with under-cabinet lighting, generous counter space, and newer appliances, including a new dishwasher (2023) and a double-door fridge (2025). Whether you love to cook and host or just want a tidy, organized space, this kitchen delivers.

The living room flows seamlessly to the north-facing private balcony which surrounded by mature trees - your own peaceful retreat for morning coffee or evening unwinding. Luxury vinyl plank flooring runs throughout most of the unit, complemented by beautiful lighting fixtures that add a touch of sophistication. In-floor heating keeps the space cozy during Calgary's colder months, making chilly mornings much more comfortable.

The primary suite is a true sanctuary,



comfortably fitting a king-sized bed with oversized windows and direct patio access. The spa-inspired ensuite features a deep soaker tub, a separate walk-in shower, and an oversized vanity. The second bedroom with its high ceilings and generous natural light, makes an ideal guest room, or home office. A convenient in-suite laundry area with a stacked washer and dryer completes the functional layout.

As mentioned, convenience is a key feature of this home. Your titled parking stall and private storage locker are located on the same level as the unit- no stairs or elevators needed.

Enjoy an unbeatable location just three blocks from the Marda Loop Community Centre, where you'll find tennis courts, an outdoor rink, a pump track, and a community garden.

You are also within walking distance to the vibrant 33rd Avenue main strip, filled with boutique shopping, fresh food and wine markets, cozy cafés, lively lounges, and top-tier fitness studios. Outdoor enthusiasts will love being minutes from River Park, Sandy Beach, Glenmore Reservoir, and off-leash dog parks, and bike paths.

Whether you're a professional seeking inner-city living, an investor looking for a prime rental property, or a downsizer ready for comfort and community this condo is the perfect fit. Don't miss your chance - book your showing today!

Built in 2004

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2222526  |
| Price      | \$395,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |

|                |                   |
|----------------|-------------------|
| Square Footage | 1,071             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 105, 1631 28 Avenue Sw |
| Subdivision | South Calgary          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2J 1J5                |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Parking, Secured Parking, Trash |
| Parking Spaces | 1  |
| Parking        | Stall, Titled                                |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings       |
| Heating           | In Floor, See Remarks  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room   |
| # of Stories      | 4  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony            |
| Construction      | Stucco, Wood Frame |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 23rd, 2025 |
|-------------|----------------|

|                |      |
|----------------|------|
| Days on Market | 6    |
| Zoning         | M-C1 |

## **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.