

# \$380,000 - 404, 1631 28 Avenue Sw, Calgary

MLS® #A2231397

**\$380,000**

1 Bedroom, 2.00 Bathroom, 1,136 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome to this stunning 1,136 sqft TOP FLOOR 2-storey condo in the heart of vibrant Marda Loop, offering 1 spacious bedroom, 2 full bathrooms, a versatile loft, and a long private balcony! Soaring 2-storey ceilings - peaking at an impressive 25 feet - and expansive windows flood the space with natural light, creating an open, airy feel throughout. Step inside to discover thoughtful updates, including fresh paint completed in 2024, new window shades installed in November 2024, and luxurious in-floor heating throughout the entire unit. The sleek kitchen features stainless steel appliances -including a fridge that is 3 years old and a stove that is 5 years old - and opens to a huge living room with a beautiful gas fireplace and a designated dining area, perfect for entertaining. Laminate flooring, updated approximately 7 years ago, adds warmth and durability to the space. The private primary suite is tucked away with direct access to the balcony and a large ensuite bath with a corner soaker tub and a brand-new light fixture. A second full bathroom near the front entry (rare for a one-bedroom home) offers a tub/shower combo for added flexibility, and in-unit laundry (with a washer and dryer just 3 years old) is also included. Upstairs, the bright and spacious loft provides endless possibilities for a guest room, home office, gym, or play area. Enjoy summer evenings on your south-facing private balcony with a gas BBQ hook-up, and take advantage of the titled underground parking stall, secure storage



locker, and convenient bike storage. Located just steps from boutique shops, trendy caf  s, and some of Calgary    s best restaurants, plus minutes from 17th Avenue, downtown, and fantastic recreational amenities like an outdoor pool, tennis courts, skating rink, ball diamond, and public library - just a few short blocks away! This move-in-ready home is a rare find - book your showing today!

Built in 2004

### Essential Information

MLS�� #	A2231397
Price	\$380,000
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,136
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### Community Information

Address	404, 1631 28 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T1J5

### Amenities

Amenities	Elevator(s), Parking, Secured Parking, Snow Removal, Storage, Trash
Parking Spaces	1
Parking	Off Street, Stall, Titled, Underground, Owned
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Elevator, High Ceilings, Open Floorplan, Soaking Tub, Storage, Tile Counters
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	Wall/Window Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Stucco, Wood Frame

## Additional Information

Date Listed	June 16th, 2025
Days on Market	11
Zoning	M-C1

## Listing Details

Listing Office	RE/MAX First
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