

\$325,000 - 404, 1631 28 Avenue Sw, Calgary

MLS® #A2231397

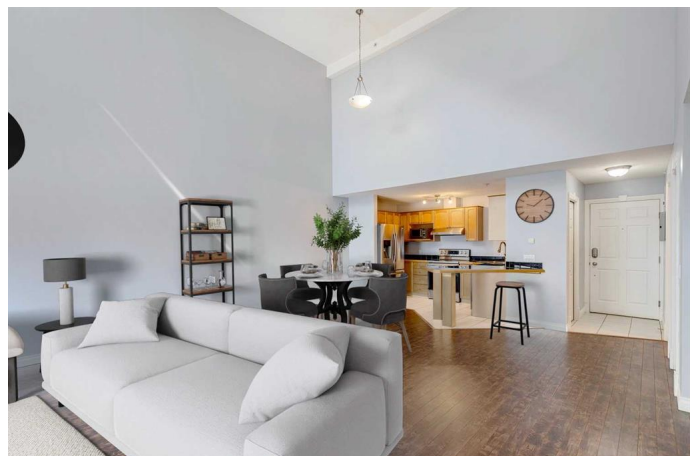
\$325,000

1 Bedroom, 2.00 Bathroom, 1,136 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

OPEN HOUSES SAT, NOV 8 & SUN, NOV 9 at 1-3PM! 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	\$325,000
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 146

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.