

# \$375,000 - 303, 1631 28 Avenue Sw, Calgary

MLS® #A2237094

**\$375,000**

1 Bedroom, 2.00 Bathroom, 1,286 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome to this stylish loft condo offering over 1,200 sq. ft. of living space just minutes from downtown Calgary.

This bright, open floor plan features vaulted ceilings, dark flooring, and a dramatic wall of north-facing windows that fill the space with natural light and showcase excellent downtown views. The kitchen offers maple cabinetry, custom shelving, and a breakfast bar, perfect for casual dining or entertaining.

The spacious primary bedroom includes balcony access, a walk-through closet, and a 4-piece ensuite with a deep soaker tub and separate shower. Upstairs, the versatile loft area is ideal for an extra bed, home office, media room, or creative studio.

Additional highlights include a second full bathroom, a cozy gas fireplace, underground parking, and a storage locker. Condo fees include heat, sewer, and water for added peace of mind.

Located close to vibrant Marda Loop, Mount Royal University, shopping, restaurants, and transit, this condo offers modern urban living and excellent value for those looking to be near the heart of the city. Don't forget to check out the virtual tour!

Built in 2004



## Essential Information

MLS® #	A2237094
Price	\$375,000
Bedrooms	1
Bathrooms	2.00
Full Baths	2
Square Footage	1,286
Acres	0.00
Year Built	2004
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

## Community Information

Address	303, 1631 28 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1J5

## Amenities

Amenities	Secured Parking, Snow Removal, Storage, Trash
Parking Spaces	1
Parking	Stall, Underground

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Stucco, Wood Frame

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	5
Zoning	M-C1

**Listing Details**

Listing Office	Real Broker
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