

# \$299,800 - 4, 1622 28 Avenue Sw, Calgary

MLS® #A2193356

**\$299,800**

3 Bedroom, 2.00 Bathroom, 956 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Ever wished of OWNING a modern 3 bedroom (or 2+den) INNER CITY condo, boasting close to 1000 sq ft, tasteful updates and be able to afford it? Welcome Home. The heart of the home, the kitchen, is sure to impress with its dark cabinets, gleaming full height subway backsplash, GRANITE countertop, and stainless steel kitchen appliances. The kitchen, eating space, and family room, all upgraded with new luxury vinyl plank (2024), all flow together into one GREAT room, allowing the party to flow, while the large patio doors encourage everyone to enjoy the expansive main balcony. The centerpiece of the family room is the electric fireplace, with matching bookcases. Completing the main level is a 2 piece bathroom, small storage, and stacking laundry. Going upstairs you'll find 3 bedrooms or 2 bedrooms + den. The 3rd/den currently has a knockout, ideal for a den and easily switched into private bedroom. Four piece upstairs bath with granite countertop. The master bedroom has a private balcony, the width of the entire unit. The location is IDEAL, with west downtown just over 1 mile away, and landmarks like Calgary Tower under 2 miles, it makes for the ultimate quick daily commute, including via a short bus hop on 14th to the C-Train. Enjoy the Bow Valley river valley parks, just 1.4 miles, or Elbow only 1.5 miles and when it's time to enjoy the ultimate outdoor paradises can be found only 70 minutes away in Banff. This AFFORDABLE condo has it



ALL. Great looks. Stylish upgrades. Inner city location. What more could you hope for? Call today for your private viewing.

Built in 1965

### Essential Information

MLS® #	A2193356
Price	\$299,800
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	956
Acres	0.00
Year Built	1965
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

### Community Information

Address	4, 1622 28 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1J4

### Amenities

Amenities	Parking, Visitor Parking, Storage
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Granite Counters, High Ceilings, See Remarks, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	3

### Exterior

Exterior Features	Balcony
Construction	Composite Siding, Wood Frame

### Additional Information

Date Listed	February 8th, 2025
Days on Market	87
Zoning	M-C1

### Listing Details

Listing Office	MaxWell Experts Plus Realty
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