

**326, 2727 28 Avenue SE
Calgary, Alberta**

MLS # A2240157



\$309,900

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|------------------|---------------------------------------|---------------|-------------------|
| Division: | Dover | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 697 sq.ft. | Age: | 2009 (16 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Parkade, Secured, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|---|-------------------|-----------------|
| Heating: | Hot Water, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 451 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Stucco, Vinyl Siding, Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

Step into this IMMACULATE, fully renovated TOP-FLOOR CONDO offering almost 700 sq. ft. of bright and functional living space. This SOUTH-FACING unit features 2 bedrooms, 1 bathroom, a TITLED UNDERGROUND HEATED PARKING STALL, and an external storage locker. Inside, you'll find an open-concept layout filled with natural light. The living room showcases a striking WALNUT ACOUSTIC FEATURE WALL, creating a warm focal point. Adjacent is a custom walnut dining/breakfast nook with built-in WINE SHELVES and a matching desk, combining style and practicality. The kitchen is beautifully appointed with rich cabinetry and STAINLESS STEEL APPLIANCES. The home has been PROFESSIONALLY PAINTED by a finishing painter who works for a major home builder, and the doors, ceilings, casings, and mouldings were all professionally sprayed, giving the home a true SHOW HOME FINISH. It has been UPDATED THROUGHOUT with new bedroom fans, brand-new light fixtures, and new carpet in the bedrooms. Additional upgrades include a custom walnut countertop, brand-new blinds (with diffuser or blackout options), and well-planned shelving solutions. The spacious primary bedroom offers a large walk-in closet with direct access to a 4-piece ensuite, while the second bedroom is bright and versatile. Step out onto your private SOUTH-FACING BALCONY to enjoy peaceful courtyard views or take in the serenity of the property, which backs onto a LARGE PARK. This well-run, PET-FRIENDLY complex is steps from walking paths with panoramic downtown and river views and is conveniently close to Deerfoot Trail, Barlow Trail, Inglewood Golf Course, schools, shopping, and vibrant INTERNATIONAL AVENUE—famous for its wide variety of global cuisine. All this, just 10 MINUTES TO DOWNTOWN! Move-in

ready and immaculately maintained, this home is the perfect blend of comfort, style, and location. Schedule your private showing today and see why this condo is truly a RARE FIND!