

**306, 1631 28 Avenue SW**  
**Calgary, Alberta**

**MLS # A2141922**



**\$384,900**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Multi Level Unit		
<b>Size:</b>	1,326 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 810
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

Welcome to The Delano and this great two bedroom plus den inner city Condo in a quiet neighborhood with stunning views of Downtown! Located in South Calgary, you have quick access to pathways and playgrounds, the outdoor pool, sports fields, the library as well as all kinds of shopping, dining and services a short distance away and are just minutes from downtown. The kitchen features maple cabinets, stainless steel appliances, granite counter tops and flush eating bar. The dining and living room with corner gas fireplace are very spacious and allow lots of options for furniture and decor placement to suit your style and needs, plus there is access to the balcony where you can enjoy a coffee and the City Views. There are unique high vaulted ceilings, plant ledges and spaces near the open staircase and great windows to bring in lots of natural light and to enjoy the views of the City. The main floor also offers the Master Suite with large bedroom area that accesses the full width balcony through sliding doors, walk through closets and good size ensuite with separate shower and soaker tub. There is a four piece main bath and in suite laundry with stacking washer and dryer and good storage under the stairs. Take the staircase to the upper level where you will find the den or exercise area and a huge second bedroom that overlooks the lower level. Recently updated are the stainless steel appliances, full size washer and dryer, luxury vinyl plank flooring and carpet and freshly painted walls and trim. This unit comes with an underground titled parking stall and a separate assigned storage unit. Pets are allowed upon written board approval. A great Condo in a great inner city location. Book your showing today!