



**DJ Golden**  
**REAL ESTATE**

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**226, 2727 28 Avenue SE**  
**Calgary, Alberta**

**MLS # A2208807**



**\$295,000**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	700 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 451
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

**PRE-INSPECTED!** Discover your ideal living space in the heart of SE Calgary! This charming 2-bedroom, 1-bath apartment offers a modern and comfortable living experience, perfect for individuals or small families. Cook and entertain in style with a contemporary kitchen featuring a black granite counter top, high raised bar and stainless steel appliances, including a **NEW DISHWASHER** and **NEW** Light fixtures. Enjoy the spacious living room adorned with large windows that invite plenty of natural light, creating a warm and inviting atmosphere. A small desk area in the living room provides a convenient spot for those who work from home, leading out to your private balcony with a tranquil **COURTYARD VIEW**. The apartment boasts **NEW WALL PAINT AND NEW FLOORING** all over the unit ensuring a fresh and modern feel throughout. Take advantage of **HEATED UNDERGROUND** parking and assigned storage few steps from the elevator for your convenience. Just 8 minutes from downtown Calgary, offering easy access to work and entertainment. Highly accessible with public transportation options nearby, making commuting a breeze. This **PROFESSIONALLY CLEANED** and **MOVE-IN READY** apartment is waiting for you! Don't miss your chance to call this lovely space your home. Schedule a viewing today!