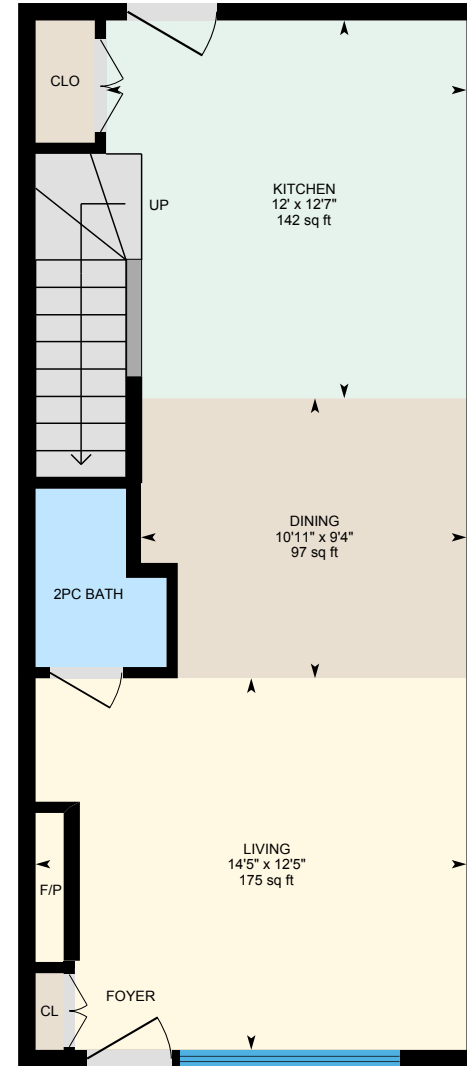


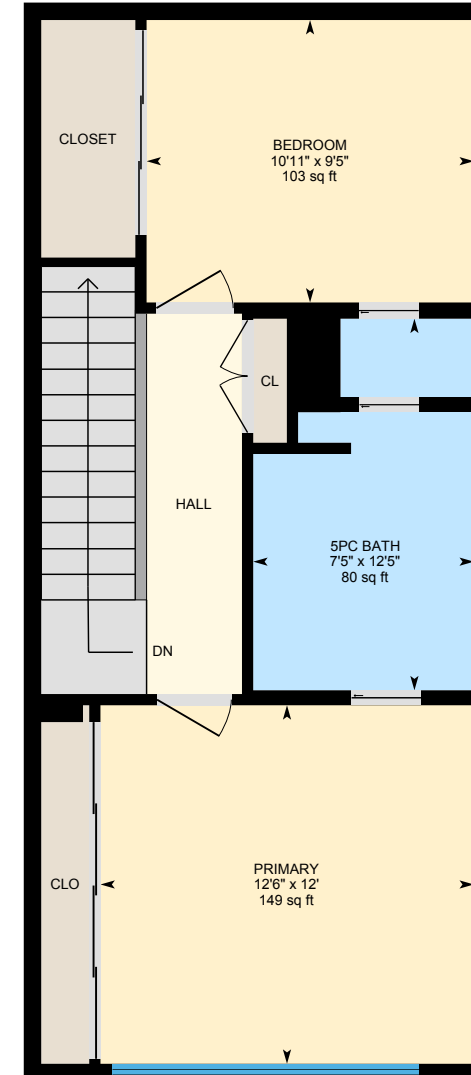
105-1611 28 Ave SW, Calgary, AB

Welcome Home to

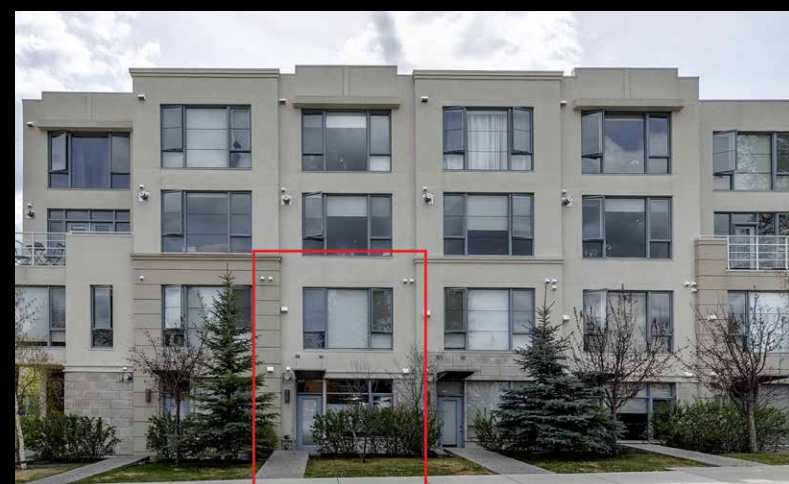
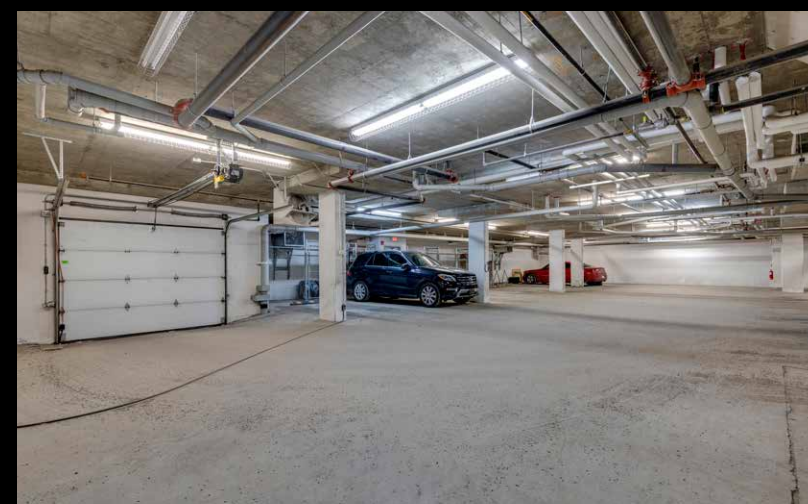
105-1611 28 AVE SW



Main Floor
Interior Area 495.16 sq ft



1st Floor
Interior Area 504.23 sq ft



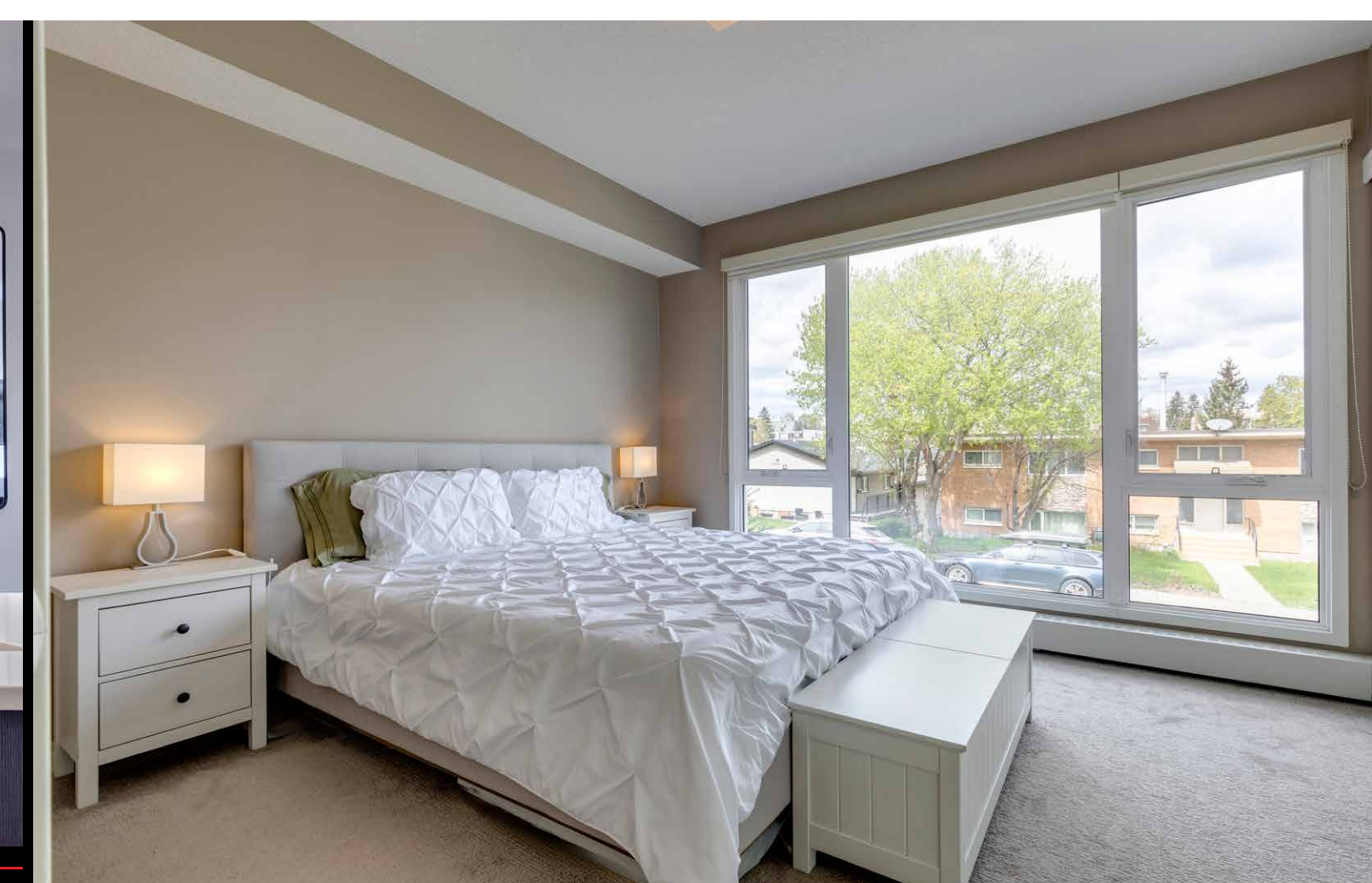
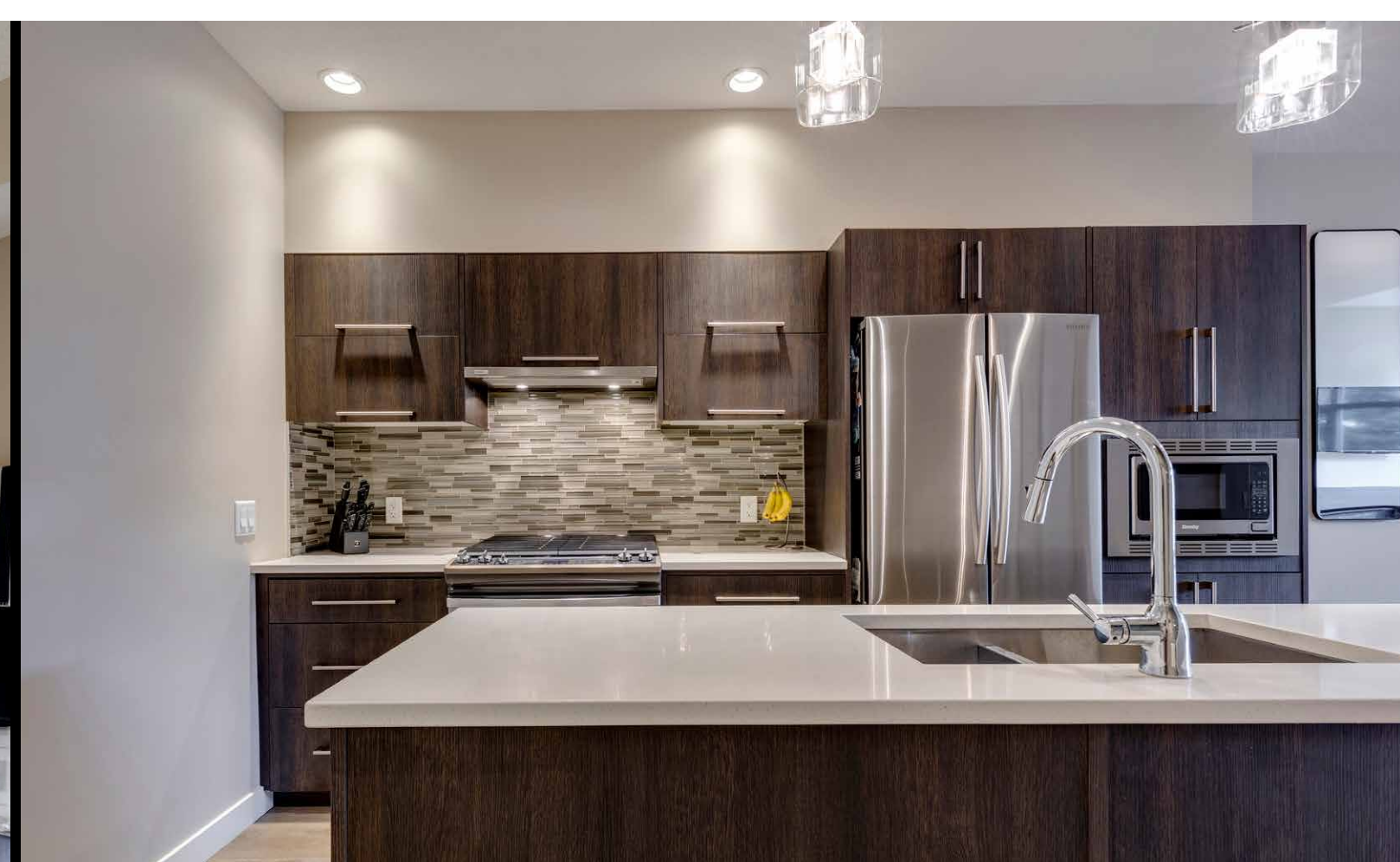
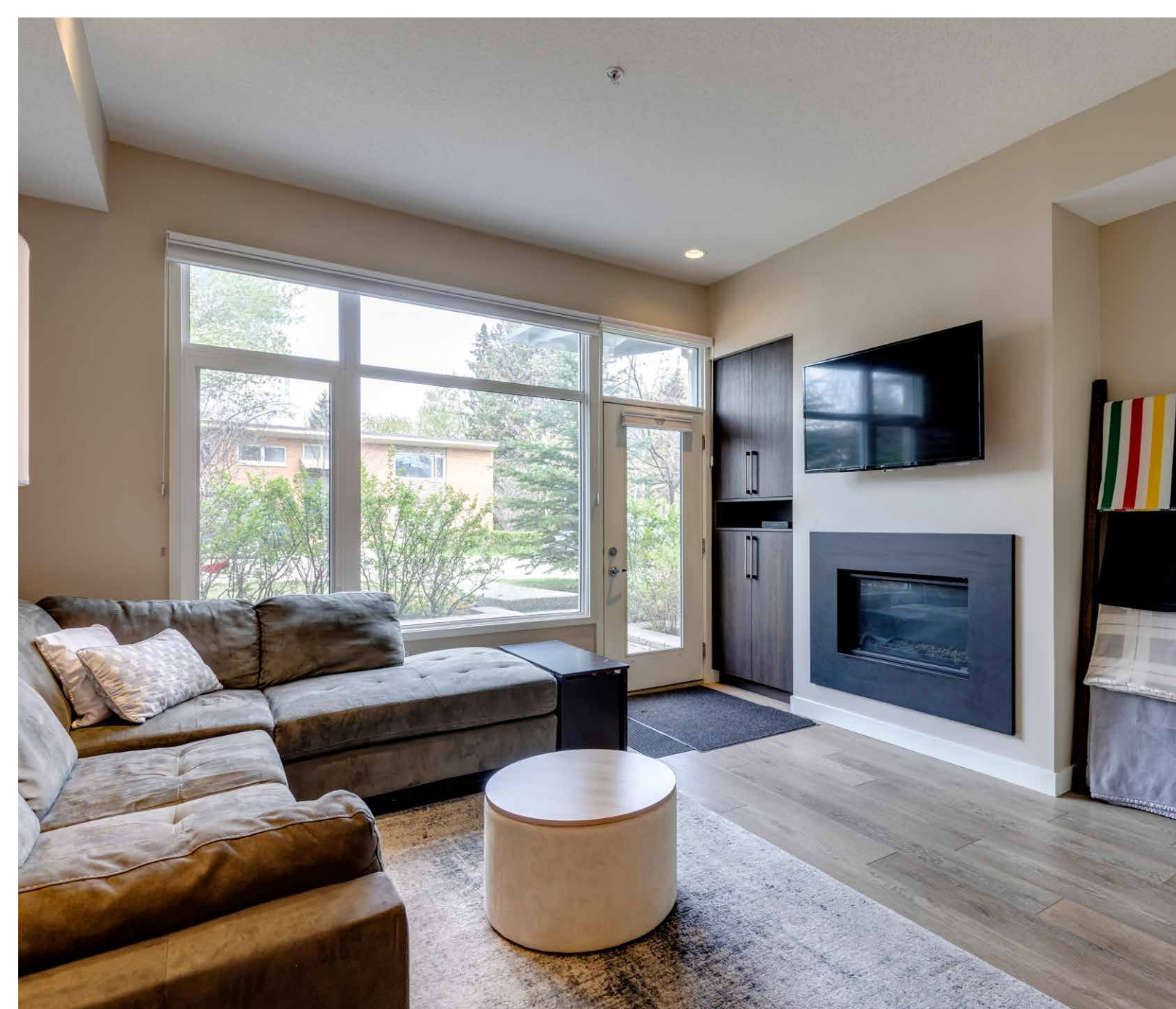
Chris Zaharko
Associate

ROYAL LEPAGE
Benchmark
INDEPENDENTLY OWNED AND OPERATED, BROKER

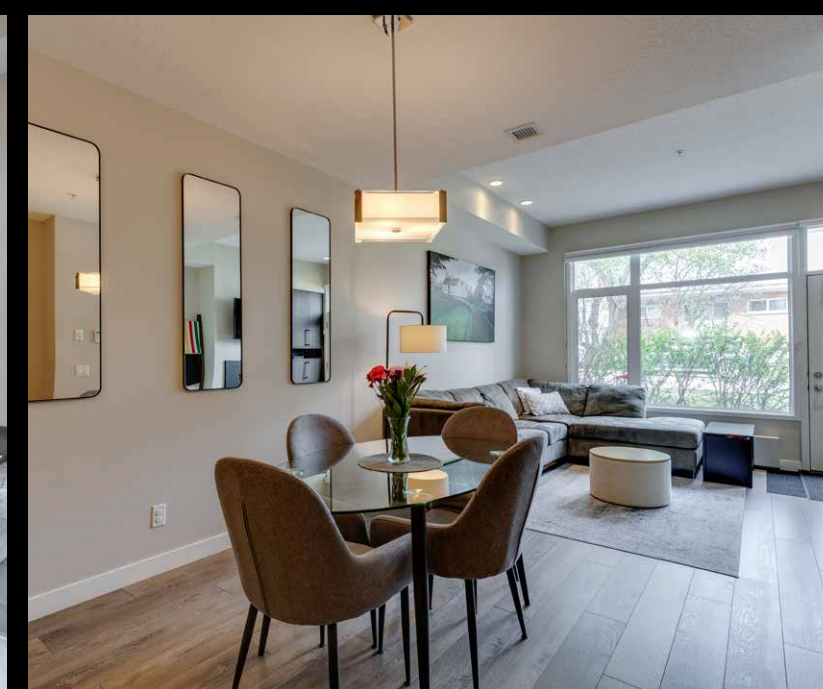
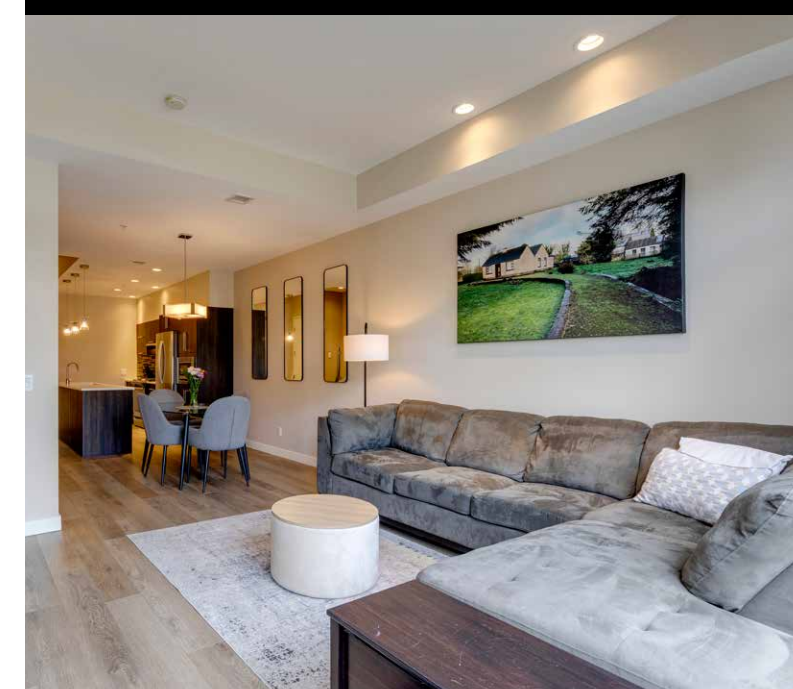


Phone: 403-874-0424
www.zaharko.com - chris@zaharko.com

Top 1% Nationally



Welcome to The Alexander! Nestled on a quiet street in South Calgary, this 2 bed, 2 bath unit is perfect for young professionals and couples looking for a low maintenance property close to everything! The main level is bright and open with high ceilings & large north facing windows; finished with Luxury vinyl flooring & honeycomb blinds. The open floor plan is perfect for entertaining with the well-appointed kitchen with large island, quartz counters and stainless-steel appliances overlooking the living room with gas burning fireplace, and private entrance to your own outdoor area. Also on this level is a 2-pc bath, storage closet and main building access. On the upper level you'll find high ceilings, large windows, recessed lighting, 2 bedrooms, 5 pc bath and laundry. The jack-and-jill bath offers dual vanities, large soaker tub, separate walk-in shower, and water closet with pocket doors for added privacy. The second bedroom makes for a perfect home office or nursery. Included is titled parking and a titled storage unit. The parking stall includes an additional storage locker and is in a secure, underground parkade. Access to the separate storage locker is conveniently located across the hall from the unit. Steps to the Marda Loop Community Association with outdoor pool, tennis courts and large park. Walk to all the shops, restaurants, and amenities of 17th Ave SW. Close to Mount Royal University, SAIT & University of Calgary. The nearby 7 & 22 buses make for easy access to downtown and the CTrain.



Chris Zaharko

Phone: 403-874-0424

www.zaharko.com

chris@zaharko.com

MLS:	A2132751
Year Built:	2015
Subdivision:	South Calgary
Type:	Multi-Level Condo
Taxes:	\$2,342.00/2023
Condo Fees:	\$519.26
Size:	999.39 SqFt

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