213 1631 28 Avenue SW

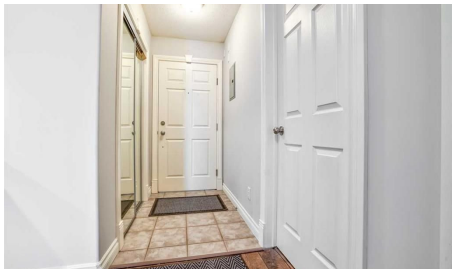
Calgary | Active | MLS® A2355997

$314,999









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2004**	**997 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Charles

A closer look

THESE UNITS DO NOT COME UP FOR SALE OFTEN! Are you looking for an apartment where you don’t have to compromise on outdoor space? This unit features a sunny south facing patio that is nearly 1000 SQUARE FEET! Imagine living in a turn-key, lock and leave home, still having the flexibility to entertain outdoors, garden & have a space for pets (this building is pet friendly). This is basically a condo with a backyard in the heart of South Calgary walking distance to Marda Loop! This unit is 997 sq ft, 2 bed/2 baths and features an open concept layout. Freshly painted & new upgraded flooring throughout. This unit features a LARGE primary bedroom which also walks out to the patio. Open kitchen features loads of cabinet &counter space. large dining & living area which also has access to the patio. Corner gas fireplace is a great feature. 1 indoor/heated/titled parking stall, storage locker. In suite laundry is also very convenient. Only a short walk from all of the amenities offered in trendy Marda Loop. This home is PERFECT for urban professionals, offering an outstanding location, a great floor plan, & a patio space that is very rare to find in an area like this. Meticulously maintained shows very well!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355997
Bedrooms	2
Bathrooms	2
Year Built	2004
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	997 sq. ft.
Main Level Finished Area:	997 sq. ft.

Condo Fee:	$699.33
Condo Fee Includes:	Common Area Maintenance, Gas, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Sewer, Water
Front Exposure:	North
Unit Exposure:	South
Floor Location:	Ground
Entry Level:	1
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2004 (Age: 22)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0410557
Heating:	In Floor
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Laminate
Cooling:	None

Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Delano
Community:	South Calgary
Amenities:	Bicycle Storage, Elevator(s), Parking, Secured Parking, Storage, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Yes
Main Floor	Living Room · 18'7" × 11'5" ·
Main Floor	Dining Room · 11'5" × 10' ·
Main Floor	Kitchen · 11'2" × 9'10" ·
Main Floor	Bedroom - Primary · 17' × 10'5" ·
Main Floor	Bedroom · 10'11" × 9'6" ·
Main Floor	Laundry · 3'4" × 3'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Breakfast Bar, Ceiling Fan(s)

Exterior Features:	Other
Patio And Porch Features:	Patio
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Nov 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/213-1631-28-avenue-sw-calgary-a2355997/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.