



GRASSROOTS
REALTY GROUP

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102, 1505 27 Avenue SW
Calgary, Alberta

MLS # A2240628



\$395,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,091 sq.ft.	Age:	1999 (26 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	In Floor, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 869
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d144
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Track Lighting		

Inclusions: Patio Furniture

Welcome to this bright and airy 2-bedroom, 2-bath loft-style condo offering over 1,000 sq. ft. of stylish living space in one of Calgary's most sought-after inner-city communities. This south-facing corner unit features soaring ceilings and a stunning wall of windows that flood the home with natural light. The open concept main floor includes a well appointed kitchen with granite countertops, maple cabinetry, and stainless-steel appliances perfect for cooking and entertaining. The spacious living and dining area flows seamlessly to the outdoor patio, ideal for enjoying sunny afternoons or hosting friends. Upstairs, the primary suite offers a private retreat with its own full bathroom and generous closet space. A second bedroom and full bath on the main level add flexibility for guests, a home office, or a roommate setup. Additional highlights include in-floor heating throughout, two titled underground parking stalls, a separate storage locker, and in-suite laundry for added convenience. Located in vibrant South Calgary, you're just minutes to Marda Loop, parks, shopping, restaurants, and transit.