



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

103, 1733 27 Avenue SW
Calgary, Alberta

MLS # A2241774



\$325,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,154 sq.ft.	Age:	1992 (33 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Concrete, Stucco
Foundation:	Poured Concrete
Features:	Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 582
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: None

Welcome to Unit 103 at 1733 27 Avenue SW, a spacious two-bedroom, two-bathroom condo located in the heart of South Calgary, just minutes from the lively shops, cafes, and restaurants of Marda Loop. Situated on the quiet main floor of a well-maintained concrete building, this home offers comfort, convenience, and inner-city living at its best. The thoughtful floor plan features clearly defined rooms that create a sense of separation and privacy throughout the unit. Step into a roomy entryway with a large coat closet and direct access to the laundry and storage room—an ideal space to tuck away your essentials. The kitchen is functional and bright, featuring classic white cabinetry, durable laminate countertops, and a double sink. With plenty of cabinet and counter space, meal prep and day-to-day living are made easy. Adjacent to the kitchen, a dedicated dining area leads to a comfortable living room filled with natural light. Sliding patio doors extend your living space outdoors to a large, partially covered patio—perfect for enjoying a morning coffee or evening breeze in a private setting. Both bedrooms are generously sized and located on opposite sides of the unit. The primary bedroom features a walk-through closet leading to a private 4-piece ensuite. The second bedroom is just steps from another full bathroom, ideal for guests or a home office. Neutral finishes throughout allow for easy personalization and a move-in-ready feel. Additional highlights include underground parking, durable flooring throughout the main living spaces, and in-suite laundry with extra shelving. The solid concrete construction ensures a quieter living environment, while updated common areas add to the welcoming appeal of the building. Live within walking distance of grocery stores, coffee shops, fitness studios, and restaurants, with quick access to transit, parks, and 17th Avenue.

Whether you're entering the market, simplifying your lifestyle, or looking for a well-located inner-city home, Unit 103 presents a fantastic opportunity in a highly sought-after community. Don't miss your chance to view this comfortable and well-positioned home in vibrant South Calgary.