



GRASSROOTS
REALTY GROUP

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206, 1505 27 Avenue SW
Calgary, Alberta

MLS # A2262687



\$320,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	955 sq.ft.	Age:	2001 (24 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 762
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 D144
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Pantry, Track Lighting		
Inclusions:	Curtains & Rods, Awning on Balcony		

Welcome to this stunning 1-bedroom loft style, 2-bathroom condo that perfectly blends modern convenience with timeless charm. From the moment you enter, you'll be captivated by the old-school ladder library, offering the perfect showcase for your book collection or artistic displays. The open-concept layout features beautiful tile flooring, stainless steel appliances, and a bright, south-facing design that fills the space with natural light. Step outside onto the large balcony with a retractable awning—the ideal spot to enjoy your morning coffee or unwind in the evenings. The loft bedroom adds a unique architectural touch, creating the perfect retreat, home office, or creative studio space. With thoughtful details throughout, this home offers both comfort and functionality. Enjoy peace of mind in this quiet, well-maintained, and family-friendly building that also welcomes pets (with approval). A titled parking stall adds extra convenience. Located just minutes from shops, restaurants, major roadways, walking paths, and large parks—and only 10 minutes to downtown—this condo truly offers the best of inner-city living. Move-in ready and full of character, this one won't last long!