



GRASSROOTS
REALTY GROUP

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

204, 1707 27 Avenue SW
Calgary, Alberta

MLS # A2262899



\$439,900

| | | | |
|-----------|------------------------------------------------------|--------|-------------------|
| Division: | South Calgary | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Multi Level Unit | | |
| Size: | 1,426 sq.ft. | Age: | 2011 (15 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Heated Garage, Parkade, Secured, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|---------------------------------------------------|------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 788 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | M-C1 |
| Foundation: | - | Utilities: | - |
| Features: | Ceiling Fan(s), Open Floorplan, Walk-In Closet(s) | | |

Inclusions: N/A

NEW IMPROVED PRICE!! Rare top floor, 2 storey, end unit condo with South exposure located in the highly desirable community of South Calgary. Inside you'll find the main floor is bright and open with 9' ceilings, a modern kitchen with a large island, quartz countertops, upgraded stainless steel appliances including a gas stove and plenty of cupboards & countertop space. Dining room and a half bath complete the main floor. On the upper level there are 2 good sized primary bedrooms. The first primary bedroom has a 5pc ensuite, a huge walk-in closet, and flex space off of the balcony. The second primary bedroom also has its own 4pc ensuite bathroom and walk-in closet. The in-suite laundry completes the upper level. This unit has 2 amazing South facing balconies, one on each level. The parking is a titled stall which is securely located in the buildings heated, underground parkade. This is a well managed, quiet complex with only 8 units, situated on an ideal location with close proximity to trendy 17th Ave and popular Marda Loop. A great investment perfect for downtown professionals seeking hassle free lifestyle with amazing location and value. Take advantage of this exceptional buy. Shows 10 out of 10!