



**GRASSROOTS**  
REALTY GROUP

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204, 1707 27 Avenue SW  
Calgary, Alberta

MLS # A2262899



**\$449,900**

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,426 sq.ft.	Age:	2011 (14 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		
Floors:	Carpet, Ceramic Tile		
Roof:	Tar/Gravel		
Basement:	-		
Exterior:	Stone, Stucco, Wood Frame		
Foundation:	-		
Features:	Ceiling Fan(s), Open Floorplan, Walk-In Closet(s)		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 788		
LLD:	-		
Zoning:	M-C1		
Utilities:	-		

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!