



GRASSROOTS
REALTY GROUP

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101, 1505 27 Avenue SW
Calgary, Alberta

MLS # A2267323



\$310,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	985 sq.ft.	Age:	2001 (24 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	Front Yard, Paved		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle, Flat, Membrane	Condo Fee:	\$ 795
Basement:	None	LLD:	-
Exterior:	Concrete	Zoning:	M-C1 d144
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: NA

Step into a truly unique corner unit loft that redefines city living, offering a vibrant lifestyle in the heart of South Calgary, just steps from the trend-setting Marda Loop. This freshly painted two-storey, 1-bed, 1.5-bath sanctuary is flooded with bright, natural light thanks to a dramatic, extra wall of windows—a spectacular feature exclusive to this corner position. The open-to-above loft design creates an airy, grand atmosphere, complemented by a functional main floor featuring luxury vinyl plank, stainless steel appliances (newer fridge), a pantry, a massive eat-up bar, and a tucked-away 2-piece guest bath. Step outside onto your private, ground-floor concrete deck, a fantastic extension of your living space that offers direct outdoor access, perfect for pet lovers. Ascend to the private upper-level primary retreat, which overlooks the living area and includes a 4-piece ensuite with a separate standing shower and a deep soaker tub—your personal sanctuary. Enjoy the convenience of a dedicated main-floor laundry area, clever under-stair storage, and the comforts of in-floor heating. Beyond the unit, the building offers an elevator and a titled, secure underground parking stall with room for additional storage. Condo fees include: Heat, Gas, Water and professional management. Enjoy a walkable lifestyle, moments from the shops, cafes, and green spaces of Marda Loop and River Park, then retreat to your chic, tranquil loft. This bright, distinct, and highly functional corner loft could be yours.