



**102, 1505 27 Avenue SW
Calgary, Alberta**

MLS # A2267497

\$375,000



Division:	South Calgary	
Type:	Residential/Low Rise (2-4 stories)	
Style:	Apartment-Multi Level Unit	
Size:	1,091 sq.ft.	Age: 1999 (27 yrs old)
Beds:	2	Baths: 2
Garage:	Parkade, Underground	
Lot Size:	-	
Lot Feat:	Back Yard	

Heating:	In Floor, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 869
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d144
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Track Lighting		
Inclusions:	Patio Furniture		

This bright and airy 2-bedroom, 2-bath loft-style condo offers over 1,000 sq. ft. of modern, open-concept living in one of Calgary's most desirable inner-city neighbourhoods. The south facing corner unit is bathed in natural light thanks to its soaring ceilings and dramatic wall of windows, creating a space that feels both spacious and inviting. The main level features a stylish kitchen with granite countertops, rich maple cabinetry, and stainless steel appliances perfect for cooking, entertaining, or casual nights in. The open living and dining area flows effortlessly to a sunny private patio, ideal for morning coffee or evening gatherings. Upstairs, the lofted primary suite is a true retreat with a full ensuite bath and generous closet space. A second bedroom and full bath on the main level add versatility ideal for guests, a home office, or a roommate setup. Additional perks include in-floor heating throughout, two titled underground parking stalls, a separate storage locker, and in-suite laundry. Located in vibrant South Calgary, you're steps from 17th Avenue or Marda Loop's trendy shops, restaurants, cafés, parks, and transit everything you need for connected, urban living.