



GRASSROOTS
REALTY GROUP

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4, 1825 27 Avenue SW
Calgary, Alberta

MLS # A2272354



\$729,900

Division:	South Calgary		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,244 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Private, Treed		

Heating:	In Floor, Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 220
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

Welcome to this Immaculate and thoughtfully designed town home in the heart of Marda Loop, over 1,700 sq ft of living space, just minutes away from downtown. Features superior party wall system between units. Main floor showcases 11 ft ceiling, open concept layout, vinyl plank flooring, designer built entry unit. The living room is spacious featuring a wall unit, sleek tile, and a Bluetooth enabled electric fireplace. The kitchen is equally impressive, boasting a large island with quartz counter top, ideal for entertaining, ample soft-close cabinetry, stainless steel appliances. The large south facing sliding door brings in rays of sunshine and light through out the day, tastefully covered with Hunter Douglas honeycomb shades and floor to ceiling blackout drapes for privacy professionally installed by Normandeau, overlooking a fenced, cozy yard leading to a single detached garage. This floor is completed by a spacious guest half bath. Upstairs, the primary bedroom is a true retreat, with vaulted ceilings, double door his and hers closets, large windows with professionally installed electric blackout honeycomb shades. The barn door leads into a spa-like en-suite with heated flooring, double sink vanity, quartz counters, skylight, oversized tiled shower and dual shower heads. The second large bedroom also has it's own en-suite and skylight, plus manual honeycomb shades. The fully finished basement boasts a bright family/ flex room. A third spacious bedroom with a walk-in closet and a full bath. THIS HOME COMES WITH COUNTLESS UPGRADES- A/C, high efficiency furnace, humidifier, tankless hot water on demand, radon extraction sump pump, built-in speaker system, light dimmers in master bedroom, smart thermostat (ecobee), bathroom fan timers, kitchen and master bedroom lights can be managed through smartphone. This exceptional home offers the best of urban living

in an ideal location. This is the one you have been waiting for. Book a showing today.