



**204, 1707 27 Avenue SW  
Calgary, Alberta**

**MLS # A2282819**

**\$425,000**



<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,438 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat, Membrane	<b>Condo Fee:</b>	\$ 788
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, High Ceilings, Quartz Counters		
<b>Inclusions:</b>	n/a		

This home offers 1438 square feet, spread across two levels and rooms know what they're meant to be. Most condos on the market are single-level and tightly packed, but here the space has room to breathe. One of the bedrooms tucks away a quiet nook&mdash;use it as an office, a media space, or somewhere to retreat when the day calls for it&mdash;along with a generous walk-in closet. Outside, the neighbourhood unfolds at an easy pace: Marda Loop sits about a fifteen-minute walk away&mdash;close enough for coffee, dinner, and errands, far enough to keep the peace at home. Set on the top floor and at the end of the building, this two-storey condo lives within a small eight-unit complex that feels more private than most. The layout is balanced and deliberate, with two true bedroom suites, each with its own ensuite, but thoughtfully different in their storage: one with a walk-in closet, the other with a wide, wall-to-wall closet that keeps everything within easy reach. The main level opens beneath nine-foot ceilings, anchored by a kitchen designed for real use rather than display&mdash;built around a quartz island, a gas stove, and upgraded stainless appliances&mdash;flowing naturally into a living area that feels open without feeling exposed. Upstairs, the separation continues, along with in-suite laundry and one of the home's quieter luxuries: outdoor space on both levels. Two south-facing balconies&mdash;one above, one below&mdash;catch the sun from morning through evening and offer a sense of openness that's hard to find in condo living. Below it all, a titled stall in the heated, secured underground parkade keeps the practical side of life as thoughtfully handled as the rest.