



101, 1905 27 Avenue SW
Calgary, Alberta

MLS # A2294692



\$437,500

Division:	South Calgary		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	670 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	Corner Lot, Gentle Sloping, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat, Rolled/Hot Mop	Condo Fee:	\$ 708
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	TV and wall mount		

With over 1000 sqft. of living space, this bright and sunny, southeast corner unit has two bedrooms and two bathrooms, and an amazing floorplan you'll absolutely love. Don't miss this stunning townhome in the heart of Calgary's sought-after community of Marda Loop. Through the private entrance, the vaulted ceilings, huge windows, and abundance of natural light lend an elegance to this place you won't find elsewhere. There is hardwood flooring and a gas fireplace on the main, with space for dining. The kitchen showcases granite counters, espresso cabinets, and stainless steel appliances. Step outside to your oversized, wrap around patio, perfectly located off of the kitchen for seamless outdoor entertaining. Get ready for BBQ season! Both bedrooms are huge, the lower bedroom with a walk-in closet and in floor heating. A handy feature of this home is its direct access to the underground parking, convenience and comfort and safety, especially during the cold months. If this weren't enough, there's an in suite laundry room, ample storage, and the complex has dedicated bike storage. Park and walk to the shops, restaurants, coffee shops of Marda Loop. And your steps from transit if you're going further. Don't miss the best of urban living with this impeccably designed townhome: style, functionality, and convenience, all in the heart of one of Calgary's most desirable neighbourhoods! Book your showing today.