



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

105, 1733 27 Avenue SW
Calgary, Alberta

MLS # A2295366



\$438,880

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,327 sq.ft.	Age:	1992 (34 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	-
Basement:	-
Exterior:	Concrete, Stucco
Foundation:	-
Features:	Built-in Features, Elevator, Storage, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 662
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: Moveable Electric Fireplace Wall Unit, Laundry room cabinet

Step into this wonderful home and you are immediately struck by its openness and flow. Enter through a gracious foyer, accessing the office/den and the large dining room/living room, and you are immediately impressed with the expansive open plan space. The dining room and living room are welcoming and accommodating to any style or arrangement. There is still room to escape or get some work done as well with the spacious den/office just off the foyer. The updated kitchen is very functional. It has plenty of room to create and move around … and the appliances are immaculate. It has a passthrough to the dining room as well, which is quite convenient. Down the hall you will find the bright and sunny primary suite, which is very large. In addition to the well-proportioned bedroom, it offers a walk-in closet and 4-piece ensuite. The second bedroom is generous as well with plenty of room for furniture and to move around. Across the hall, a pleasant 3-piece bathroom and very functional laundry room complete the floor plan. One of the most stunning features of this home is the massive, 37' x 12'11", south facing patio. At 45% covered, this patio is ideal for entertaining, perfecting your green thumb, putting the dog out or simply relaxing. It expands your living space tremendously. With over 1,327 square feet of living space, plus another 410 sf of partially covered patio space, you've got room to roam! Click on the 3D Tour icon above and you will see what we mean! Another special and unique feature of this offering is the 2 underground parking spaces included with the unit, one of which is titled for your ownership. The other is assigned. A handy, assigned, storage locker is only steps away from your car park. South Calgary is a fantastic, walkable, community to live in. With easy access to shopping and parks, Marda Loop and

downtown, this location is hard to beat. Units in Leaton Place don't come available very often and this south facing unit is one of the largest in the building. Now is your opportunity to own this gem in one of the most sought-after buildings in the area.