



**202, 1905 27 Avenue SW  
Calgary, Alberta**

**MLS # A2296449**



**\$460,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,243 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Rolled/Hot Mop	<b>Condo Fee:</b>	\$ 673
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Open Floorplan, Soaking Tub		

**Inclusions:** None

Welcome to this stylish and thoughtfully designed split-level end-unit townhome facing the street. Offering over 1,200 square feet of living space. This modern home features a functional layout ideal for both everyday living and entertaining, with freshly painted walls and beautiful hardwood flooring throughout. The main floor welcomes you with a bright foyer leading into a spacious dining area adjacent to the kitchen, complete with ample cabinetry, generous counter space, and a convenient breakfast bar. A two-piece bathroom completes this level. On the second floor, enjoy a large and inviting living room with access to a private balcony—perfect for relaxing or hosting guests. The separation from the kitchen level creates a unique open-yet-private feel throughout the home. The third floor is dedicated to the primary retreat, featuring a generously sized bedroom, a full four-piece bathroom, and convenient in-suite laundry. The top floor adds exceptional versatility with a spacious office and walk-in closet, ideal for a home workspace, guest area, or flex room. One underground parking stall is also included with this unit. With its multi-level design and modern flow, this home offers the perfect balance of functionality and contemporary style—ideal for professionals, couples, or investors.