



102, 1808 27 Avenue SW
Calgary, Alberta

MLS # A2296768



\$299,900

Division:	South Calgary		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	325 sq.ft.	Age:	2016 (10 yrs old)
Beds:	1	Baths:	1
Garage:	None, On Street		
Lot Size:	-		
Lot Feat:	Gentle Sloping, Landscaped, Low Maintenance Landscape, Many Trees, Street		

Heating:	In Floor, Radiant	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 363
Basement:	Full	LLD:	-
Exterior:	Concrete, Metal Frame, Stucco	Zoning:	M-C1
Foundation:	ICF Block, Piling(s)	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Primary Downstairs, Stone Counters		
Inclusions:	None		

Looking for a contemporary inner city home, but with an architectural twist? You won't want to miss this amazing Jeremy Sturgess designed place, offering just under 650 sqft of living space, in one of the most sought after locations in the inner city. Welcome home to GLAS. This is a home set apart from the others with its durable concrete and steel construction, providing enhanced fire safety, soundproofing and eco-sustainability. Enjoy the radiant in-floor heating system and the floor-to-ceiling, triple pane windows which bring the outside in; this south facing unit is awash with natural light and views of the peaceful, tree-lined streetscape. Step through the private front door into the open floorplan with high ceilings, hardwood floors, and an amazing kitchen that boasts stone counters, stainless steel appliances, solid maple cabinetry, and a breakfast bar. On the lower floor, there is a gorgeously appointed four piece bathroom, a storage/laundry room, and a massive bedroom that opens onto a large walk-out patio. Everything is top end with smart wiring for remote work, in suite laundry, low condo fees for hassle-free, maintenance-free living. Situated in the heart of Marda Loop, you're just steps from the neighbourhood shops, pubs, and restaurants. A few more steps and you're right in the action of 17th Ave, and The Core awaits just beyond. Looking for something a bit more elevated in the market? Tired of seeing the same tired layouts again and again? Maybe it's time to check out GLAS.