



111, 1505 27 Avenue SW  
Calgary, Alberta

MLS # A2119510



**\$425,000**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | South Calgary                       |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)  |               |                   |
| <b>Style:</b>    | Loft/Bachelor/Studio                |               |                   |
| <b>Size:</b>     | 1,076 sq.ft.                        | <b>Age:</b>   | 1999 (25 yrs old) |
| <b>Beds:</b>     | 2                                   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Underground |               |                   |
| <b>Lot Size:</b> | -                                   |               |                   |
| <b>Lot Feat:</b> | -                                   |               |                   |

|                    |                               |                   |           |
|--------------------|-------------------------------|-------------------|-----------|
| <b>Heating:</b>    | In Floor                      | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Hardwood, Tile                | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Asphalt Shingle               | <b>Condo Fee:</b> | \$ 705    |
| <b>Basement:</b>   | -                             | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Stucco, Wood Frame            | <b>Zoning:</b>    | M-C1 d144 |
| <b>Foundation:</b> | Poured Concrete               | <b>Utilities:</b> | -         |
| <b>Features:</b>   | High Ceilings, Stone Counters |                   |           |

**Inclusions:** N/A

Welcome to this stunning corner loft nestled in the vibrant neighborhood of South Calgary, within walking distance from Calgary's Downtown Core, Marda Loop, and 17th Avenue. As you step into the loft, you're greeted by a spacious foyer. Follow the stunning hardwood floors that lead you into the expansive living area, boasting impressive 17-foot ceilings. Large windows adorn the space, inviting streams of natural light to enter the room, creating an inviting ambiance that's perfect for hosting gatherings. The well-appointed kitchen has a moveable kitchen island that offers the flexibility to customize the layout to suit your needs. Whether you're preparing a gourmet meal or enjoying a casual breakfast, this space effortlessly blends style with functionality. Around the corner you will find the large secondary bedroom accompanied by a 4-pc bathroom and stacked washer/dryer. Venture upstairs to discover the massive primary bedroom. This luxurious retreat boasts an updated en suite bathroom, offering a sanctuary of relaxation. This loft is being sold with TWO heated underground parking stalls. Book your viewing today and don't miss out on this incredible inner-city opportunity.