



GRASSROOTS
REALTY GROUP

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1, 1621 27 Avenue SW
Calgary, Alberta

MLS # A2143285



\$599,900

Division:	South Calgary		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,374 sq.ft.	Age:	2008 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 300
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Pantry, Skylight(s)		

Inclusions: TV and mount on main floor living room

PRICE REDUCED BY \$24,000!! Experience luxury living in this stunning 3 bed 4 bath 4plex townhouse located in the highly desirable community of South Calgary/Marda Loop! Pride of ownership throughout this beautiful home. Durable and stylish brick stucco exterior and offers nearly 2,000 SQ FT of developed living space over 3 levels. The main level boasts gleaming hardwood floors, 9-foot ceilings, a gas fireplace, modern kitchen with granite countertops, stainless steel appliances, and a raised eating bar. Upstairs, two spacious bedrooms each have ensuite bathrooms for ultimate privacy and convenience. The master bedroom is a personal retreat with a luxurious ensuite featuring a skylight and large soaker tub. The laundry room is conveniently located upstairs. Fully developed basement includes a cozy large living room and an additional bedroom with another ensuite. Additional features include a single garage, extra sound proofing, many upgrades, visitor parking, and a prime location near all the amenities of Marda Loop. Walk to downtown, near Calgary's best restaurants, many parks, and great shopping nearby. Don't miss out on this exceptional property that combines comfort, style, and convenience in one of Calgary's most sought-after neighborhoods.