



202, 1707 27 Avenue SW  
Calgary, Alberta

MLS # A2176703



**\$499,900**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Multi Level Unit		
<b>Size:</b>	1,442 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 797
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Cabinetry & shelving in living room, attached shelving in bedrooms

Remarkably large and exceptionally stylish, this TOP FLOOR Marda Loop condo is the one! Get out of cookie-cutter condos and into this 2-storey CORNER unit in a modern boutique 8-unit building on a quiet avenue! This gorgeous space feels like a home, not an apartment, and features 2 bedrooms (one with an office-sized nook!), 2.5 baths and 2 balconies! Walk to all of the trendy shops, cafes & restaurants nearby or pop down to nearby River Park for some time in nature. Minutes to downtown YYC! The main level of this home has a generously sized entrance, perfect for coming in with groceries or pets. Living room features built-in shelving and walks out to the corner balcony. The spacious kitchen has a modern feel with tons of storage space, room for four barstools at the island, stainless steel appliances including gas range, quartz counters and tasteful backsplash. Dining area fits a full-sized table! Oversized powder room and under-stair storage room round out this level. Upstairs, the master has its own balcony, a perfect retreat with your morning coffee! Large nook can be a plant cubby, yoga space, reading lounge or home office and the walk-in closet provides the perfect spot for all your favourite outfits! Luxurious ensuite includes stall shower, separate tub and double sinks. Second bedroom is nicely sized with its own lovely ensuite bath and extra-deep closet, great for extra storage. Laundry is conveniently located on the bedroom level. Fantastic natural light throughout this comfortable space! Custom window coverings, new hardwood flooring, great colour scheme! Heated UNDERGROUND parking stall makes life a breeze in the winter. Condo fees include insurance, managements, reserve contributions, water/sewer and more while the gas+electric bill averages \$120 through the year in this efficient building. Incredible price per square foot

in this stunning unit - make it your home today!