



203, 1707 27 Avenue SW
Calgary, Alberta

MLS # A2185275



\$499,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | South Calgary | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Low-Rise(1-4) | | |
| Size: | 1,353 sq.ft. | Age: | 2011 (14 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Off Street, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 755 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | M-C1 |
| Foundation: | - | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Welcome to this modern, sophisticated 2-story condo located in the highly desirable community of South Calgary. Offering an abundance of space and luxury, this exceptional home features 2 spacious primary suites, each with its own private ensuite, making it ideal for roommates or those seeking extra privacy. As you enter, you're greeted by a bright, open-concept living space, perfect for both entertaining and everyday living. Upgraded laminate floors and soaring 9ft ceilings create a feeling of openness and light. The kitchen is a chef's dream, with full-height cabinetry, quartz countertops, an oversized centre island, and top-of-the-line stainless steel appliances. Whether you're preparing a casual meal or hosting friends, this kitchen offers both functionality and style. The living and dining areas are seamlessly connected, providing the perfect setting for gathering or relaxing. Step out onto one of the two spacious balconies, where you can enjoy your morning coffee or unwind in the evening. Upstairs, you'll find the two luxurious primary suites, each designed with comfort and privacy in mind. The south-facing master suite is an absolute retreat, complete with a generous walk-in closet, a cozy sitting area, and its own private balcony. The ensuite is nothing short of a spa-like experience, featuring a deep soaker tub, double vanities, and a separate glass-enclosed shower. The second bedroom also offers ample space, with two large closets and its own ensuite bathroom with a shower/tub combo. The convenience of a second-floor laundry room further adds to the home's appeal, making laundry days a breeze. This unit includes a titled parking stall in the heated underground parkade, ensuring your vehicle stays protected year-round. With easy access to downtown and 17th Avenue, as well as the many shops, restaurants, and services in Marda

Loop, the location couldn't be more ideal. You'll enjoy the best of both worlds—peaceful urban living, with all the amenities you need just steps away. Don't miss out on this incredible opportunity to own a piece of South Calgary's best real estate.