



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

103, 1505 27 Avenue SW  
Calgary, Alberta

MLS # A2192797



**\$339,900**

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	989 sq.ft.	Age:	2001 (24 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 733
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Soaking Tub, Storage		

**Inclusions:** Portable Air conditioner

.This modern classic Loft is so vibrant and why not love where you live? You'll be tempted to spend extra time relaxing in the Primary bedroom corner soaker tub. This is a great comfort zone in its own and overlooks the living room and dining area. With the towering 17 foot ceilings, even the loft gets an abundance of natural light. The modern kitchen with stainless steel appliances, rich mocha cabinetry that is complimented by the bright granite countertops and the accompanying breakfast bar. This is perfect for when you are entertaining guests. Luxury vinyl plank that is so easy to maintain, flows from the entrance to the towering front windows. A two piece 2nd bathroom on the main floor leads to your well placed extra in-unit storage and the upscale stacked laundry pair. A Titled parking stall in the heated underground garage is also a bonus. .... Or leave your vehicle at home and walk a block to city public transportation. Are your wishes to live in a character district with every service imaginable.. ?? Take your pick between Eclectic Marda Loop or choose the popular 17th avenue strip, both just blocks away from you home.. Imagine how you would place your furniture in this stylish, character unit. The wide open floor plan will give you many options. Easy to show at your convenience.. Before you make a buying decision, book a showing. A great opportunity to make money on your investment. Less than one year ago, two very comparable units in that building, sold at \$370K. Check it out, you won't be disappointed. Most furniture also available.