



**GRASSROOTS**  
REALTY GROUP

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108, 1505 27 Avenue SW  
Calgary, Alberta

MLS # A2210134



**\$324,900**

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	848 sq.ft.	Age:	1999 (26 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, See Remarks	Water:	-
Floors:	Concrete, See Remarks, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 650
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Elevator, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Storage		

Inclusions: N/A.

Welcome to your urban oasis in the heart of Calgary! This stunning TRENDY LOFT unit with Air Conditioning offers the perfect blend of modern sophistication and charm, creating an unparalleled living experience in the inner city. As you step inside, you'll be captivated by the expansive open floor plan, soaring ceilings, and large windows that flood the space with natural light. The sleek, contemporary kitchen boasts high-end stainless appliances, white cabinetry, and a massive eat up bar, making it a culinary enthusiast's dream. The living area, with its high ceilings and polished concrete floors exudes that "New York Feel" that is both inviting and impressive. This space seamlessly transitions to a private SOUTH FACING PATIO, offering privacy for the perfect spot for morning coffee or evening relaxation. A convenient 1/2 Bath & main level laundry (with added storage space). Perfect for those who appreciate thoughtful design and functionality in every corner. Up the stairs the loft's spacious bedroom with a bird's eye view of the space below, an en suite bathroom with nice finishes and modern fixtures. Beyond the loft itself, the building offers an elevator and heated, Titled secure underground parking with a storage locker. Condo fees include: Heat, Gas, Water and professional management. Located in a vibrant neighbourhood, you'll have immediate access to the city's best dining, shopping, and cultural experiences. Enjoy the convenience of urban living while retreating to your chic, tranquil loft with IN-FLOOR-HEATING at the end of the day. Don't miss the opportunity to make this exceptional loft your new home. In a prime location just steps away from trendy Marda Loop and minutes to 17th Ave. Schedule a private tour today and step into the epitome of stylish, city living in Calgary.

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