

**102, 1505 27 Avenue SW**  
**Calgary, Alberta**

**MLS # A2240628**



**\$395,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,091 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	In Floor, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 869
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d144
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Track Lighting		

**Inclusions:** Patio Furniture

Welcome to this bright and airy 2-bedroom, 2-bath loft-style condo offering over 1,000 sq. ft. of stylish living space in one of Calgary's most sought-after inner-city communities. This south-facing corner unit features soaring ceilings and a stunning wall of windows that flood the home with natural light. The open concept main floor includes a well appointed kitchen with granite countertops, maple cabinetry, and stainless-steel appliances perfect for cooking and entertaining. The spacious living and dining area flows seamlessly to the outdoor patio, ideal for enjoying sunny afternoons or hosting friends. Upstairs, the primary suite offers a private retreat with its own full bathroom and generous closet space. A second bedroom and full bath on the main level add flexibility for guests, a home office, or a roommate setup. Additional highlights include in-floor heating throughout, two titled underground parking stalls, a separate storage locker, and in-suite laundry for added convenience. Located in vibrant South Calgary, you're just minutes to Marda Loop, parks, shopping, restaurants, and transit.