

**2, 1620 27 Avenue SW**  
**Calgary, Alberta**

**MLS # A2298554**



**\$485,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,212 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Assigned, Garage Door Opener, Garage Faces Rear, See Rem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 378
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows		

**Inclusions:** NA

EXCEPTIONAL VALUE in South Calgary &mdash; PRICED BELOW THE CITY ASSESSMENT of \$537,000. Recently refreshed, this inner-city townhome offers an incredible opportunity to own in one of Calgary's most sought-after communities. Welcome to the heart of South Calgary &mdash; where vibrant inner-city living meets style, convenience, and unbeatable value. Just minutes to Marda Loop, downtown, cafes, restaurants, shopping, parks, and transit, this refreshed townhome puts you close to everything that makes urban Calgary living so desirable. Recently updated with lighter paint tones and upgraded daylight lighting, the space now feels brighter, more open, and incredibly inviting. The functional main floor offers comfortable everyday living with a spacious living area, dedicated dining space, functional kitchen, and convenient 2-piece powder room. Upstairs features 2 spacious bedrooms, each with its own full bathroom &mdash; an ideal setup for professionals, roommates, guests, or anyone wanting extra privacy. The DEVELOPED BASEMENT adds flexible extra living space perfect for a home office, gym, media room, or cozy hangout area. Enjoy your own PRIVATE PATIO plus 1 SECURE DEDICATED PARKING STALL in the shared garage for year-round convenience. Whether you're a first-time buyer, investor, or looking for low-maintenance inner-city living, this is an opportunity you don't want to miss. Book Your Showing Today!