

## 102, 1505 27 Avenue SW Calgary, Alberta

MLS # A2267497



\$375,000

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

**Heating:** Water: In Floor, Hot Water, Natural Gas Floors: Sewer: Carpet, Ceramic Tile, Hardwood Roof: Condo Fee: \$869 Asphalt Shingle **Basement:** LLD: None Exterior: Zoning: Stucco, Wood Frame M-C1 d144 Foundation: **Poured Concrete Utilities:** 

Features: Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Track Lighting

Inclusions: Patio Furniture

This bright and airy 2-bedroom, 2-bath loft-style condo offers over 1,000 sq. ft. of modern, open-concept living in one of Calgary's most desirable inner-city neighbourhoods. The south facing corner unit is bathed in natural light thanks to its soaring ceilings and dramatic wall of windows, creating a space that feels both spacious and inviting. The main level features a stylish kitchen with granite countertops, rich maple cabinetry, and stainless steel appliances perfect for cooking, entertaining, or casual nights in. The open living and dining area flows effortlessly to a sunny private patio, ideal for morning coffee or evening gatherings. Upstairs, the lofted primary suite is a true retreat with a full ensuite bath and generous closet space. A second bedroom and full bath on the main level add versatility ideal for guests, a home office, or a roommate setup. Additional perks include in-floor heating throughout, two titled underground parking stalls, a separate storage locker, and in-suite laundry. Located in vibrant South Calgary, you're steps from 17th Avenue or Marda Loop's trendy shops, restaurants, cafés, parks, and transit everything you need for connected, urban living.