

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

**MLS # A2298554**



**\$509,000**

<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		
<b>Inclusions:</b>	NA		

Welcome to inner-city living in the heart of South Calgary, just minutes to Marda Loop, downtown, and all the energy of Calgary's vibrant urban lifestyle. This well-designed townhome offers the perfect blend of convenience, comfort, and low-maintenance living in one of the city's most sought-after locations. The upper level features 2 spacious bedrooms, each paired with its own full bathroom, creating an ideal layout for professionals, roommates, or guests. The main floor is bright and functional, offering a comfortable living room, a dedicated dining area, and a well-appointed kitchen, plus the convenience of a 2-piece powder room for guests. The DEVELOPED BASEMENT provides additional finished living space, perfect for a family room, home office, workout area, or media space, giving you extra flexibility to suit your lifestyle. Step out the back door to your private patio area, ideal for enjoying your morning coffee or unwinding after a long day. This home also includes 1 DEDICATED PARKING SPACE within a shared garage, providing secure and convenient year-round parking. Enjoy being just steps from local cafes, restaurants, shopping, parks, and transit, while still having quick access to downtown for work or nightlife. Whether you're looking for your first home, an investment property, or a low-maintenance lifestyle close to everything, this South Calgary townhome delivers exceptional value and location. Don't miss your chance to own in one of Calgary's most desirable inner-city communities.