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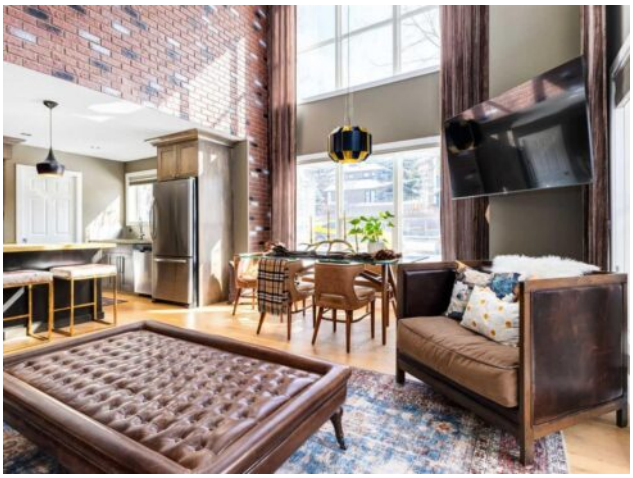
GRASSROOTS
REALTY GROUP

587-899-3773
justin@realtyaces.ca

113, 1505 27 Avenue SW
Calgary, Alberta

MLS # A2299603



$365,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	855 sq.ft.	**Age:**	2001 (25 yrs old)
Beds:	1	**Baths:**	1 full / 1 half
Garage:	Parkade, Secured, See Remarks, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Hot Water, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 698
Basement:	-	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	M-C1 d144
Foundation:	-	**Utilities:**	-
Features:	High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: N/A

Welcome to this unique loft style residence in the heart of South Calgary, just steps from the vibrant Marda Loop district. This beautifully designed end unit offers a rare two storey living space with dramatic open to above living and dining areas, creating an airy and light filled home. Large windows on two sides allow natural light to pour in throughout the day while enhancing the open concept design. The main level features a spacious kitchen overlooking the living and dining areas, complete with custom concrete countertops, full height custom cabinetry, stainless steel appliances, and a walk in pantry offering excellent storage. The lower level also includes a convenient half bathroom for guests, in suite laundry, and access to a large private patio perfect for relaxing or entertaining. Upstairs, the loft style bedroom (can we open to below or closed) offers a quiet retreat with plush flooring, expansive room size, and a custom built-in closet. The full ensuite bathroom is thoughtfully designed with a vessel sink, custom cabinetry, and a large walk in glass shower w/bench. Additional highlights include beautiful hard surface flooring throughout the main level, titled underground parking, additional storage in front of parking stall, and a professional window A/C unit to keep the home comfortable during the summer months. Ideally located in South Calgary, you are just steps from Marda Loop, the shops and restaurants along 14 Street, and only a 5 minute drive to downtown Calgary. This distinctive loft offers a perfect blend of style, functionality, and an unbeatable inner city location.

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