

**10, 1717 27 Avenue SW**  
**Calgary, Alberta**

**MLS # A2303872**



**\$550,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,759 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 635
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, French Door, Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Bench seating in dining area		

Welcome to executive inner-city living in the heart of South Calgary/Marda Loop on a quiet tree-lined street. This spacious 3-bedroom townhome offers over 1700 sq ft on three thoughtfully designed levels of living space, combining modern style with an unbeatable urban location. Featuring direct access to the underground parkade, this property delivers the privacy and functionality of a large home with the convenience of low maintenance living. The bright open concept main floor is designed for both everyday living and entertaining, showcasing rich hardwood floors, recessed lighting, a cozy gas fireplace and a beautifully appointed kitchen complete with sleek dark cabinetry, stainless steel appliances, a gas range, oversized island with eating bar, and ample storage. The spacious layout provides room for large scale furniture and effortless flow throughout. The second level offers two generously sized bedrooms and a full bathroom, while the entire third floor is dedicated to an incredible primary retreat. This private oasis features a spacious bedroom, a large walk-in closet with custom built-ins, a luxurious spa-inspired ensuite with dual vessel sinks, deep soaker tub and separate shower, along with direct access to your own rooftop patio. Take in skyline views and enjoy your own private outdoor escape; perfect for morning coffee, evening drinks or relaxing under the stars. Located just steps from Marda Loop's vibrant shops, restaurants, cafes and amenities, this executive townhome offers the ideal balance of luxury, privacy and inner-city convenience. A rare opportunity in one of Calgary's most sought after communities!