

105, 1733 27 Avenue SW
Calgary, Alberta

MLS # A2320372



\$375,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,328 sq.ft.	Age:	1992 (34 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 662
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Built-in Features, Storage, Walk-In Closet(s)		

Inclusions: NA

Welcome to one of the largest and most desirable units in the building, offering over 1,327 square feet of thoughtfully designed living space complemented by an incredible south-facing patio. From the moment you step inside, you'll appreciate the bright, open layout and seamless flow throughout the home. A welcoming foyer leads into the expansive living and dining areas, creating the perfect setting for both everyday living and entertaining. A spacious front office or den provides a private retreat for working from home, reading, or pursuing hobbies. The updated kitchen is both functional and inviting, featuring ample workspace, abundant storage, and immaculate appliances. Its convenient pass-through to the dining area enhances both connectivity and ease of entertaining. The spacious primary suite is filled with natural light and offers a walk-in closet along with a well-appointed 4-piece ensuite. A generous second bedroom provides excellent flexibility for guests or family, while a full 3-piece bathroom and dedicated laundry room complete the interior layout. A true highlight of this home is the remarkable 37' x 12'11" south-facing patio. Partially covered and exceptionally private, this outdoor living space is ideal for entertaining, gardening, relaxing in the sun, or simply enjoying the outdoors. Adding over 410 square feet of additional living space, it creates an extension of the home rarely found in condominium living. This exceptional offering also includes two underground parking stalls—one titled and one assigned—as well as a conveniently located assigned storage locker just steps from the parking area. Situated in the heart of South Calgary, you'll enjoy a highly walkable lifestyle with easy access to parks, shopping, restaurants, Marda Loop, and downtown Calgary. Opportunities to own a unit of this size and quality in Leaton Place are rare, making this an

exceptional opportunity in one of the area's most sought-after buildings.