

109, 1505 27 Avenue SW
Calgary, Alberta

MLS # A2326141



\$285,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	1,009 sq.ft.	Age:	1999 (27 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 773
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d144
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan		

Inclusions: NA

THREE TITLED UNDERGROUND PARKING STALLS + OVER 1,000 SQ.FT! Experience elevated inner city living in this exceptional loft style residence offering over 1,008 sq. ft. of thoughtfully designed living space in the heart of South Calgary. Just steps from Marda Loop and only minutes to downtown, this distinctive two storey home combines contemporary design, soaring ceilings, and a layout rarely found in condominium living. The dramatic open to above living room creates an incredible first impression, with expansive windows flooding the home with natural light while enhancing the spacious feel throughout the main level. Remote-controlled blinds add both convenience and privacy, while the open concept design seamlessly connects the living, dining, and kitchen spaces, making it ideal for entertaining and everyday living. The kitchen is beautifully appointed with custom cabinetry, Granite countertops, generous prep space, and a large pantry that offers exceptional storage. The main level also features a convenient powder room, in-suite laundry, and direct access to a private ground-level patio, offering the convenience of coming and going without passing through the building while creating the perfect space to enjoy your morning coffee or unwind on warm summer evenings. Upstairs, the spacious loft-style primary retreat overlooks the main living area, creating an open and contemporary feel while still offering a comfortable and private space to relax. The primary suite features a custom built-in wardrobe and a beautifully finished ensuite complete with a large glass walk-in shower and modern finishes. A feature that truly sets this home apart is the inclusion of three titled, secure underground parking stalls, an exceptionally rare offering in the inner city that provides unmatched convenience for multiple vehicles, guests, or future rental

opportunities. One of the parking stalls also includes a private storage locker, providing excellent space for bicycles, seasonal items, and additional storage. Located in one of Calgary's most sought-after inner city communities, you'll enjoy being just steps from the restaurants, cafés, boutique shopping, fitness studios, and amenities that have made Marda Loop one of the city's premier destinations. With quick access to downtown, 17th Avenue, the river pathway system, and major commuter routes, this home offers the perfect balance of urban convenience and modern comfort. Offering over 1,000 sq. ft. of living space, a unique loft design, three titled underground parking stalls, a private storage locker, remote-controlled blinds, and ground-level street access, this is an exceptional opportunity to own one of South Calgary's most distinctive condominiums.