

\$400,000 - 202, 1505 27 Avenue Sw, Calgary

MLS® #A2124272

\$400,000

2 Bedroom, 2.00 Bathroom, 1,073 sqft

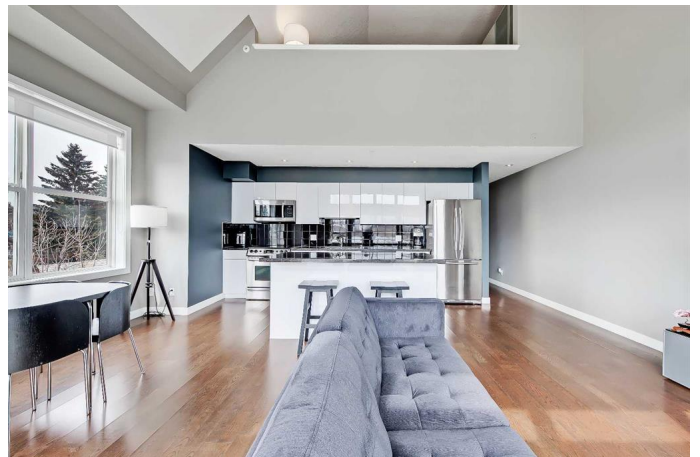
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

TOP FLOOR CORNER UNIT | LOFT STYLE
| 2 UNDERGROUND TITLED STALLS |
GREAT LOCATION!

This renovated and well-maintained multi-level 2-bedroom home is located in the heart of the community just 2 blocks from South Calgary Park and has an absolute abundance of amenities within easy walking distance including countless upscale restaurants and pubs, coffee shops, Marda Loop and 17th Avenue districts, River Park and Sandy Beach, the Giuffre Family Library and so much more. Whether you are heading out to play beach volleyball, pickleball or tennis at the Marda Loop Community Association courts, enjoying the craft food and beverages at Our Daily Brett Market & Café or exploring the Elbow River Pathway system, this location provides absolutely all the best that inner city living has to offer.

This end unit is filled with natural light featuring a soaring vaulted ceiling over the main living area and offers a very smart and functional floor plan. The kitchen has sleek flat panel cabinetry, granite countertops, centre island with seating, stainless steel appliance package featuring a brand new over the range microwave and hood fan and loads of counter and cupboard space. The main living area is comprised of a generous living room and dining area that are adjacent to the patio doors with access to the large, south-facing



18' x 6' balcony great for entertaining, summer BBQ's or simply relaxing and enjoying the unobstructed views. The main level is completed with a front entry with under-stair storage compartment, laundry closet with additional storage space, a full 4-piece bathroom and a very spacious 12' x 12' second bedroom that is bigger than most primary bedrooms and also boasts a large double closet.

The upper level is the true showcase of the property as it features a massive 18' x 16' primary bedroom that overlooks the main level and has a full wall of wardrobe closets that provide an enormous amount of storage and a stunning 3-piece ensuite bathroom with 2 unique skylights that create and absolutely lovely sun-filled space.

Additional features include 2 titled and heated underground parking stalls, a storage locker at the end of stall #37, window AC unit, custom windows covering throughout and more. Welcome Home.

Built in 2001

Essential Information

MLS® #	A2124272
Price	\$400,000
Sold Price	\$450,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,073
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit

Status	Sold
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Community Information

Address	202, 1505 27 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1G5

Amenities

Amenities	Elevator(s), Parking, Trash
Parking Spaces	2
Parking	Additional Parking, Enclosed, Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Natural Gas
Cooling	Window Unit(s)
# of Stories	2
Basement	None

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	April 27th, 2024
Days on Market	9
Zoning	M-C1 d144
HOA Fees	0.00

Listing Details

Listing Office

CIR Realty

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