

# \$529,900 - 5, 1604 27 Avenue Sw, Calgary

MLS® #A2139501

**\$529,900**

2 Bedroom, 2.00 Bathroom, 1,263 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome to this stylish and contemporary 2-bedroom, 1.5 bathroom townhome nestled in the heart of the vibrant community of Marda Loop. Perfectly blending modern amenities with a warm and inviting atmosphere, this property offers an ideal urban living experience. Main floor offers natural hardwood floors, a bright and airy living room with plenty of natural light and a cozy gas fireplace, perfect for relaxing on chilly evenings. The functional kitchen offers sleek stainless steel appliances and ample cabinetry for all your storage needs. Adjacent to the kitchen, the dining area comfortably accommodates a large table for family meals and gatherings. A half bath conveniently tucked away completes the main floor. Upstairs has a spacious master bedroom with a walk-in closet and cheater door to the 5 piece main bathroom complete with a jetted soaker tub, and separate shower. The secondary bedroom is generously sized with ample closet space and is located adjacent to a full bathroom, making it perfect for guests, children or a roommate. The fully developed basement has an ideal set up for a home office or theater room with access to the laundry room, double car garage and backyard. A tiered, oversized patio awaits you in the private backyard; ideal for hosting BBQ's and relaxation. The double car garage not only offers secure parking for your vehicles but plenty of storage as there is a storage area which spans the entire length of the garage.



Recent upgrades include hi eff furnace (4 years old), central air conditioning (2 years), new fridge (4 years), upgraded toilets and all new garage doors throughout complex (2 years). Located in the highly sought-after Marda Loop, known for its trendy shops, cafes, restaurants, close proximity to parks, schools, and public transit. . Easy access to downtown Calgary and major roadways. This townhome is a true gem in Marda Loop, offering a blend of comfort, convenience, and style. Donâ€™t miss your chance to make it your new home! Schedule a viewing today.

Built in 1994

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2139501      |
| Price          | \$529,900     |
| Sold Price     | \$530,000     |
| Bedrooms       | 2             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,263         |
| Acres          | 0.00          |
| Year Built     | 1994          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 5, 1604 27 Avenue Sw |
| Subdivision | South Calgary        |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | t2t 1g6              |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other, Secured Parking |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

## Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home, See Remarks                                                                                                 |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                            |
| Fireplaces        | Gas                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Finished, Full, Walk-Out                                                                                                                     |

## Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Balcony, Lighting, Private Yard                                          |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape, Landscaped, See Remarks |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Vinyl Siding, Wood Frame                                                 |
| Foundation        | Poured Concrete                                                          |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 8th, 2024  |
| Date Sold      | June 15th, 2024 |
| Days on Market | 7               |
| Zoning         | M-C1            |
| HOA Fees       | 0.00            |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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