

# \$309,900 - 102, 1808 27 Avenue Sw, Calgary

MLS® #A2166842

**\$309,900**

1 Bedroom, 1.00 Bathroom, 322 sqft  
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Don't miss out on this eco-friendly two-story townhome offering over 642 square feet of unmatched quality and modern living! Discover GLAS, designed by renowned architect Jeremy Sturgess and developed by an award-winning Calgary builder. What sets this home apart is its durable steel and concrete construction, providing enhanced fire safety and soundproofing. Enjoy radiant in-floor heating and expansive triple-pane, floor-to-ceiling windows that flood the south-facing space with natural light.

Step through your private front door into an open floor plan featuring high ceilings, hardwood floors, sleek quartz countertops, solid maple cabinetry, and a spacious bathroom with heated tile floors. The primary bedroom opens onto a large walk-out patio through impressive sliding doors. This home also offers smart wiring for remote work, in-suite laundry, pet-friendly policies, and hassle-free, maintenance-free living. Low condo fees cover everything except electricity!

Whether you're a homeowner or an investor, this rare find in one of Calgary's most sought-after neighborhoods is just steps from parks, pools, and over 20 restaurants, and only 10 minutes from downtown. Act now—modern luxury living awaits!

Built in 2016



## Essential Information

MLS® #	A2166842
Price	\$309,900
Sold Price	\$307,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	322
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

## Community Information

Address	102, 1808 27 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1H1

## Amenities

Amenities	Bicycle Storage, Snow Removal, Trash
Parking	None, On Street

## Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Master Downstairs
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Radiant
Cooling	None
# of Stories	4
Basement	None

## Exterior

Exterior Features	BBQ gas line, Courtyard, Private Entrance
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Lot Description	Front Yard, Landscaped, Street Lighting, Treed
Roof	Flat Torch Membrane
Construction	Concrete, Stucco, Metal Frame
Foundation	ICF Block, Piling(s)

**Additional Information**

Date Listed	September 26th, 2024
Date Sold	October 9th, 2024
Days on Market	13
Zoning	M-C1
HOA Fees	0.00

**Listing Details**

Listing Office	eXp Realty
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