



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1505 27 Avenue #111, Calgary T2T 1G5**

MLS®#: **A2119510**

Area: **South Calgary**

Listing Date: **04/03/24**

List Price: **\$445,000**

Status: **Active**

County: **Calgary**

Change: **-\$14k, 06-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1999**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,075**  
Low Sqft:  
Ttl Sqft: **1,075**

Access:

Lot Feat:

Park Feat: **Heated Garage,Parkade,Underground**

DOM

**46**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Loft/Bachelor/Studio**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **In Floor**  
Sewer:  
Ext Feat: **None**

Construction: **Stucco,Wood Frame**  
Flooring: **Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **High Ceilings,Stone Counters**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>20`4" x 9`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`8" x 8`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`6" x 9`7"</b>	<b>Foyer</b>	<b>Main</b>	<b>7`11" x 4`7"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`4" x 3`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`1" x 4`10"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>18`0" x 10`11"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>9`9" x 8`2"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$705

Fee Simple

M-C1 d144

Fee Freq:

Monthly

Legal Desc:

0111647

Remarks

Pub Rmks:

Welcome to this stunning corner loft nestled in the vibrant neighborhood of South Calgary, within walking distance from Calgary's Downtown Core, Marda Loop, and 17th Avenue. As you step into the loft, you're greeted by a spacious foyer. Follow the stunning hardwood floors that lead you into the expansive living area, boasting impressive 17-foot ceilings. Large windows adorn the space, inviting streams of natural light to enter the room, creating an inviting ambiance that's perfect for hosting gatherings. The well-appointed kitchen has a moveable kitchen island that offers the flexibility to customize the layout to suit your needs. Whether you're preparing a gourmet meal or enjoying a casual breakfast, this space effortlessly blends style with functionality. Around the corner you will find the large secondary bedroom accompanied by a 4-pc bathroom and stacked washer/dryer. Venture upstairs to discover the massive primary bedroom. This luxurious retreat boasts an updated en suite bathroom, offering a sanctuary of relaxation. This loft is being sold with TWO heated underground parking stalls. Book your viewing today and don't miss out on this incredible inner-city opportunity.

Inclusions:

N/A

Property Listed By:

Century 21 Bamber Realty LTD.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













