



THE
A-TEAM

**RE/MAX
FIRST**

1808 27 Avenue #101, Calgary T2T 1H1

MLS® #: **A2158580** Area: **South Calgary** Listing Date: **08/23/24** List Price: **\$389,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **300**
 Low Sqft:
 Ttl Sqft: **300**

DOM

26
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Townhouse**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Front Yard,Landscaped,Street Lighting**
 Park Feat: **Secured,Titled,Underground**

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **In Floor,Natural Gas**
 Sewer:
 Ext Feat: **Courtyard,Private Entrance**

Construction: **ICFs (Insulated Concrete Forms)**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **ICF Block**

Kitchen Appl: **Dishwasher,Electric Oven,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **Kitchen Island,Open Floorplan,Primary Downstairs**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---------------------|-------------|---------------------|---------------------|--------------|---------------------|
| Bedroom | Main | 14`7" x 9`7" | 4pc Bathroom | Lower | 5`5" x 12`2" |
| Legal/Tax/Financial | | | | | |

Condo Fee: **\$334** Title: **Fee Simple** Zoning: **M-C1**

Fee Freq:
Monthly

Legal Desc: **1611247**

Remarks

Pub Rmks: **Step into this pristine 2 level, 620+ sq ft, south-facing, CORNER unit in the heart of Marda Loop! The space seamlessly combines a stylish living room, dining area, and a chef's kitchen—perfect for both daily living and entertaining. Enjoy the luxury of floor-to-ceiling windows, engineered hardwood floors, and quartz countertops, all complemented by stainless steel appliances and upgraded blinds. The lower level offers a master bedroom that opens onto your private patio, a contemporary full bathroom with freestanding tub and shower combo, and in suite laundry. This unit is located in an insulated concrete building, increasing soundproofing, and features heated floors throughout for ultimate comfort. The low condo fees cover heat, water, insurance, common area maintenance, professional management, landscaping, reserve fund contributions, sewer, and snow removal. Additional perks include an underground heated, titled parking spot, secure storage, and access to a locked bike room. Experience all that inner city living has to offer - fitness studios, local shops, amazing restaurants, green spaces and more - by booking an appointment today!**

Inclusions: **None**
Property Listed By: **eXp Realty**

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





