

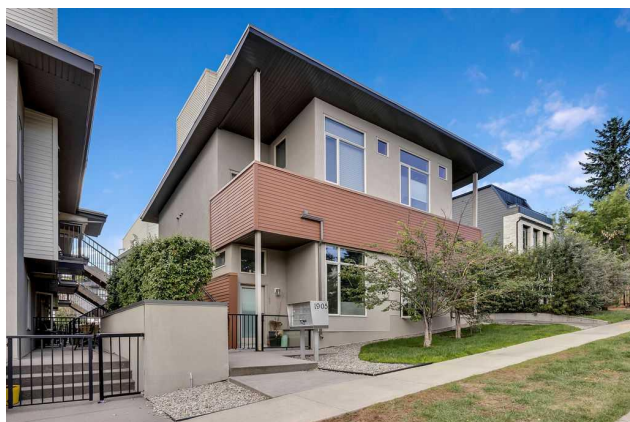


THE A-TEAM

RE/MAX FIRST

1905 27 Avenue #212, Calgary T2T 1H4

MLS®#: A2161543 Area: South Calgary Listing Date: 08/29/24 List Price: \$490,000
Status: Active County: Calgary Change: -\$5k, 19-Sep Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Row/Townhouse
City/Town: Calgary
Year Built: 2009

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: See Remarks
Park Feat: Parkade,Stall,Underground

Finished Floor Area

Abv Sqft: 1,157
Low Sqft:
Ttl Sqft: 1,157

DOM

21
Layout
Beds: 2 (2)
Baths: 1.5 (1 1)
Style: 2 Storey

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof: Rolled/Hot Mop
Heating: In Floor,Natural Gas
Sewer:
Ext Feat: Balcony

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

Kitchen Appl: Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings
Int Feat: Ceiling Fan(s),Closet Organizers,Granite Counters,High Ceilings,No Smoking Home,Open Floorplan,Soaking Tub
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Entrance, Kitchen, Dining Room, Storage, Bedroom, and 2pc Bathroom with their respective levels and dimensions.

Legal/Tax/Financial

Condo Fee:
\$550

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **0912866**

Remarks

Pub Rmks: **Nestled in the heart of Calgary's vibrant Marda Loop, this stunning end-unit townhouse offers a perfect blend of elegance and functionality. Spanning over 1,000 sq.ft., this beautiful corner unit features 2 spacious bedrooms and 2 well-appointed bathrooms across three thoughtfully designed levels. As you enter, you're greeted by an open floor plan with gleaming hand-scraped hardwood floors and an abundance of natural light streaming through expansive south, west, and north-facing windows. The airy living room, with its dramatic 2-story ceilings and large windows, creates a welcoming atmosphere. The modern kitchen is a chef's delight, boasting sleek granite countertops, espresso cabinets, and stainless steel appliances. Adjacent to the kitchen, the oversized private south-facing deck is perfect for outdoor entertaining or relaxing with a barbecue. The upper level houses two generously sized bedrooms, each with large closets and sophisticated organizers, while the master bedroom enjoys direct access to a luxurious "cheater ensuite" featuring a soaker tub and separate shower. Additional highlights include in-floor heating throughout, an in-suite laundry room, and secured underground heated parking (spot #17). Marda 17, the charming complex in which this home is located, sits on a tranquil street lined with beautiful trees, and is within walking distance of Marda Loop's trendy boutiques, cafes, and restaurants.**

Inclusions: **none**
Property Listed By: **CIR Realty**

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





