



THE A-TEAM

RE/MAX FIRST

1905 27 Avenue #212, Calgary T2T 1H4

MLS®#: A2179647 Area: South Calgary Listing Date: 11/25/24 List Price: \$465,000
Status: Active County: Calgary Change: None 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

26
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:  
**\$610**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **0912866**

Remarks

Pub Rmks: **Welcome to this stunning two-storey stacked townhouse with no unit above, offering privacy and a spacious feel. Located in a sought-after complex with relaxed pet restrictions—board approval required but no size or number limits—this home is perfect for pet lovers. The main level is carpet-free, featuring beautiful hardwood flooring and practical tile at the front and back entrances. The open-concept design seamlessly connects the dining room, kitchen, and family room, creating a bright and airy living space. The kitchen is modern and stylish, with granite countertops, stainless steel appliances, and plenty of storage. The family room boasts high ceilings and extra windows, allowing for abundant natural light. A cozy patio provides the perfect spot for BBQing and outdoor relaxation. This level also includes a convenient two-piece powder room and a storage closet. Upstairs, you'll find two spacious bedrooms, including direct access to a cheater ensuite bathroom from the primary bedroom. The bathroom features a luxurious soaker tub and a separate shower. Both bedrooms have well-organized closets, and the conveniently located upstairs laundry adds to the practicality of the home. Additional features include brand-new carpets on the upper level, in-floor heating with heating costs included in the condo fees, and a heated underground parking spot for year-round comfort. Combining style, comfort, and functionality in a pet-friendly complex, this home is a must-see. Schedule your viewing today!**

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

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







