



THE A-TEAM

RE/MAX FIRST

1707 27 Avenue #203, Calgary T2T 1G9

MLS®#: A2185275 Area: South Calgary Listing Date: 01/03/25 List Price: \$499,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Apartment
City/Town: Calgary
Year Built: 2011

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: Off Street,Stall,Underground

Finished Floor Area

Abv Sqft: 1,352
Low Sqft:
Ttl Sqft: 1,352

DOM

19
Layout
Beds: 2 (2)
Baths: 2.5 (2 1)
Style: Low-Rise(1-4)

Parking

Ttl Park: 1
Garage Sz:

Utilities and Features

Roof:
Heating: Forced Air,Natural Gas
Sewer:
Ext Feat: None

Construction: Stone,Stucco,Wood Frame
Flooring: Carpet,Ceramic Tile,Laminate
Water Source:
Fnd/Bsmt:

Kitchen Appl: Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings
Int Feat: Built-in Features,Ceiling Fan(s),High Ceilings,Kitchen Island,Open Floorplan,Soaking Tub,Tankless Hot Water,Vaulted Ceiling(s),Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 2pc Bathroom, Kitchen, 4pc Ensuite bath, Bedroom, and Furnace/Utility Room.

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$755

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 1211361

Remarks

Pub Rmks: **Welcome to this modern, sophisticated 2-story condo located in the highly desirable community of South Calgary. Offering an abundance of space and luxury, this exceptional home features 2 spacious primary suites, each with its own private ensuite, making it ideal for roommates or those seeking extra privacy. As you enter, you're greeted by a bright, open-concept living space, perfect for both entertaining and everyday living. Upgraded laminate floors and soaring 9ft ceilings create a feeling of openness and light. The kitchen is a chef's dream, with full-height cabinetry, quartz countertops, an oversized centre island, and top-of-the-line stainless steel appliances. Whether you're preparing a casual meal or hosting friends, this kitchen offers both functionality and style. The living and dining areas are seamlessly connected, providing the perfect setting for gathering or relaxing. Step out onto one of the two spacious balconies, where you can enjoy your morning coffee or unwind in the evening. Upstairs, you'll find the two luxurious primary suites, each designed with comfort and privacy in mind. The south-facing master suite is an absolute retreat, complete with a generous walk-in closet, a cozy sitting area, and its own private balcony. The ensuite is nothing short of a spa-like experience, featuring a deep soaker tub, double vanities, and a separate glass-enclosed shower. The second bedroom also offers ample space, with two large closets and its own ensuite bathroom with a shower/tub combo. The convenience of a second-floor laundry room further adds to the home's appeal, making laundry days a breeze. This unit includes a titled parking stall in the heated underground parkade, ensuring your vehicle stays protected year-round. With easy access to downtown and 17th Avenue, as well as the many shops, restaurants, and services in Marda Loop, the location couldn't be more ideal. You'll enjoy the best of both worlds—peaceful urban living, with all the amenities you need just steps away. Don't miss out on this incredible opportunity to own a piece of South Calgary's best real estate.**

Inclusions: N/A
Property Listed By: Real Broker

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









