



202, 1905 27 Avenue SW
Calgary, Alberta

MLS # A2296449



\$399,900

Division:	South Calgary		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,243 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	Other		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	\$ 673
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Open Floorplan, Soaking Tub		

Inclusions: None

Welcome to this stylish and thoughtfully designed split-level end-unit townhome facing the street. Offering over 1,200 square feet of living space. This modern home features a functional layout ideal for both everyday living and entertaining, with freshly painted walls and beautiful hardwood flooring throughout. The main floor welcomes you with a bright foyer leading into a spacious dining area adjacent to the kitchen, complete with ample cabinetry, generous counter space, and a convenient breakfast bar. A two-piece bathroom completes this level. On the second floor, enjoy a large and inviting living room with access to a private balcony—perfect for relaxing or hosting guests. The separation from the kitchen level creates a unique open-yet-private feel throughout the home. The third floor is dedicated to the primary retreat, featuring a generously sized bedroom, a full four-piece bathroom, and convenient in-suite laundry. The top floor adds exceptional versatility with a spacious office and walk-in closet, ideal for a home workspace, guest area, or flex room. One underground parking stall is also included with this unit. With its multi-level design and modern flow, this home offers the perfect balance of functionality and contemporary style—ideal for professionals, couples, or investors.