



GRASSROOTS
REALTY GROUP

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201, 1905 27 Avenue SW
Calgary, Alberta

MLS # A2302527



\$585,000

Division:	South Calgary		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,052 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Rolled/Hot Mop	Condo Fee:	\$ 690
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: N/A

This gorgeous contemporary stacked townhouse delivers over 1050sq ft of impeccably designed highly functional living space. Expansive windows and vaulted ceilings allow incredible light flow throughout the loft-like layout of this home, with gorgeous hardwood floors adding sophistication and warmth. The open concept floor plan can be configured to best suit your lifestyle, with lots of room for a seating/living area, dining space and/or a casual home workspace. The star of the main level is the stunning kitchen that has everything you need for easy everyday living. You'll love all the storage and counter space, along with the stainless-steel appliances. Sleek granite counters are complemented by rich cabinetry and modern finishings. Bar-style seating is idea for quick meals on the go or chatting with friends over drinks. There is also a balcony/patio for the warmer months — with south and east exposure. It's great for outdoor dining or enjoying a quiet cup of coffee in the morning. Upstairs you'll find two well-sized sunny bedrooms and a 4-piece washroom. Both rooms big windows and ample closet space. You'll enjoy the convenience and security of your assigned underground parking stall. The property's professionally designed and managed landscaping also adds fantastic curb appeal! This two-bedroom 1.5 bath home is an under 10 min drive to downtown and just steps to the trendy shops, cafes and restaurants of Marda Loop. You'll be just blocks away from events and activities at the community association as well as the Calgary Public Library. This superb location alongside the design and functionality of this home makes this property ideal for those looking for an elevated urban lifestyle.

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