# \$459,900 - 204, 1707 27 Avenue Sw, Calgary

MLS® #A2262899

## \$459,900

2 Bedroom, 3.00 Bathroom, 1,426 sqft Residential on 0.00 Acres

South Calgary, Calgary, Alberta

NEW IMPROVED PRICE!! Rare top floor, 2 storey, end unit condo with South exposure located in the highly desirable community of South Calgary. Inside you'll find the main floor is bright and open with 9' ceilings, a modern kitchen with a large island, quartz countertops, upgraded stainless steel appliances including a gas stove and plenty of cupboards & countertop space. Dining room and a half bath complete the main floor. On the upper level there are 2 good sized primary bedrooms. The first primary bedroom has a 5pc ensuite, a huge walk-in closet, and flex space off of the balcony. The second primary bedroom also has its own 4pc ensuite bathroom and walk-in closet. The in-suite laundry completes the upper level. This unit has 2 amazing South facing balconies, one on each level. The parking is a titled stall which is securely located in the buildings heated, underground parkade. This is a well managed, quiet complex with only 8 units, situated on an ideal location with close proximity to trendy 17th Ave and popular Marda Loop. A great investment perfect for downtown professionals seeking hassle free lifestyle with amazing location and value. Take advantage of this exceptional buy. Shows 10 out of 10!







Built in 2011

## **Essential Information**

MLS® # A2262899

Price \$459,900

Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,426

Acres 0.00

Year Built 2011

Type Residential Sub-Type Apartment

Style Multi Level Unit

Status Active

# **Community Information**

Address 204, 1707 27 Avenue Sw

Subdivision South Calgary

City Calgary
County Calgary
Province Alberta
Postal Code T2T1G9

### **Amenities**

Amenities Secured Parking

Parking Spaces 1

Parking Heated Garage, Parkade, Titled, Underground, Secured

#### Interior

Interior Features Ceiling Fan(s), Open Floorplan, Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan

Heating Forced Air, Natural Gas

Cooling None

# of Stories 2

#### **Exterior**

Exterior Features Balcony
Roof Tar/Gravel

Construction Stone, Stucco, Wood Frame

#### **Additional Information**

Date Listed October 15th, 2025

20

Days on Market

Zoning M-C1

# **Listing Details**

Listing Office Diamond Realty & Associates LTD.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.