

1, 1617 27 Avenue SW  
Calgary, Alberta

MLS # A2221349

\$599,900

Division:	South Calgary		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,364 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Interior Lot, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Pantry, Stone Counters, Storage, Vinyl Windows		

Inclusions: N/A

Welcome home to this beautiful 3 bedroom 3.5 bath townhouse in South Calgary! Located right in between both the shops of Marda Loop as well as 17th avenue and downtown makes this location hard to beat. This home has been well maintained and is turn key ready! On the main floor you have two separate entrances leading you to an open concept floorplan with 9' ceilings featuring your living room with gas fireplace, dining area, half bath and kitchen with granite counters, a breakfast bar, corner pantry and stainless steel appliances. On the upper level of this home you have two large bedrooms each featuring their own walk in closets and 4 piece ensuite and large windows letting in an abundance of natural light. You will also find your laundry on this upper level. The lower level of this home is fully finished with a massive recreation room as well as an additional bedroom and an additional 3 piece bathroom. Rounding out this home you have a beautiful private front patio to enjoy those warm summer evenings. Park in the detached garage where there is one space reserved just for you. Additional parking includes a reserved visitor stall in the back of the complex as well as an abundant amount of street parking.