



#4,1717-27 Ave SW



# 1717 27 Avenue Calgary Alberta

\$566,500

\*\*\* Marda Loop Oasis! Experience Serene Townhouse Living in this Tranquil Inner-City Gem! \*\*\*Discover living in this tastefully designed inner-city townhouse, nestled a stone's throw away from the vibrant Marda Loop. This END UNIT offers three levels of refined tranquillity and is equipped with modern amenities to elevate your living experience. Upon entering, be welcomed by a spacious living area bathed in natural light, featuring a cozy gas FIREPLACE that seamlessly connects to the dining space. The gourmet kitchen boasts QUARTZ countertops, and STAINLESS-STEEL appliances including a GAS range and a breakfast bar--the ideal setting for culinary creativity and delightful morning coffee moments. Continue your journey to find a chic primary suite occupying the entire third level, designed with an expansive WALK-IN CLOSET, a lavish 5-piece ensuite sanctuary, and direct access to a private ROOFTOP PATIO where you can unwind and soak in the city's ambiance. A generously sized second bedroom on the second floor, complete with a spacious walk-in closet, ensuring ample storage, and pocket door access to a modern 4-piece bathroom. A versatile 3rd bedroom works great as an office or den space. The furnace and LAUNDRY are both conveniently located on the second floor. Noteworthy features include "QuietRock" soundproofing, ensuring a serene atmosphere and a central vacuum system. Experience the ease of urban living with the assurance of LOW MAINTENANCE. The well-managed condo takes care of the exterior, allowing you the luxury to relax on your choice of two private patios. Plus, the secure HEATED UNDERGROUND PARKING ensures your vehicle is kept safe and warm year-round. \*\* 3 BEDROOMS | 2.5 BATHROOMS | 1 HEATED SECURE PARKING STALL | 2 PATIOS | AMPLE STORAGE \*\* (id:6769)

Bedroom 10.50 Ft x 9.67 Ft  
 Bedroom 13.83 Ft x 10.58 Ft  
 Other 11.75 Ft x 5.83 Ft  
 Laundry room 8.25 Ft x 5.67 Ft  
 4pc Bathroom 9.75 Ft x 5.00 Ft  
 Primary Bedroom 17.83 Ft x 11.25 Ft

5pc Bathroom 13.17 Ft x 10.58 Ft  
 Living room/Dining room 16.58 Ft x 15.42 Ft  
 Kitchen 14.42 Ft x 9.08 Ft  
 Foyer 5.17 Ft x 4.83 Ft  
 Other 8.08 Ft x 4.92 Ft  
 2pc Bathroom 6.58 Ft x 2.92 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

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