



## 1707 27 Avenue Calgary Alberta

\$425,000

This home offers 1438 square feet, spread across two levels and rooms know what they're meant to be. Most condos on the market are single-level and tightly packed, but here the space has room to breathe. One of the bedrooms tucks away a quiet nook--use it as an office, a media space, or somewhere to retreat when the day calls for it--along with a generous walk-in closet. Outside, the neighbourhood unfolds at an easy pace: Marda Loop sits about a fifteen-minute walk away--close enough for coffee, dinner, and errands, far enough to keep the peace at home. Set on the top floor and at the end of the building, this two-storey condo lives within a small eight-unit complex that feels more private than most. The layout is balanced and deliberate, with two true bedroom suites, each with its own ensuite, but thoughtfully different in their storage: one with a walk-in closet, the other with a wide, wall-to-wall closet that keeps everything within easy reach. The main level opens beneath nine-foot ceilings, anchored by a kitchen designed for real use rather than display--built around a quartz island, a gas stove, and upgraded stainless appliances--flowing naturally into a living area that feels open without feeling exposed. Upstairs, the separation continues, along with in-suite laundry and one of the home's quieter luxuries: outdoor space on both levels. Two south-facing balconies--one above, one below--catch the sun from morning through evening and offer a sense of openness that's hard to find in condo living. Below it all, a titled stall in the heated, secured underground parkade keeps the practical side of life as thoughtfully handled as the rest. (id:6769)

Primary Bedroom 19.42 Ft x 15.92 Ft

Bedroom 15.92 Ft x 10.00 Ft

5pc Bathroom 9.42 Ft x 8.67 Ft

4pc Bathroom 9.33 Ft x 7.67 Ft

Living room 14.00 Ft x 13.92 Ft

Kitchen 16.83 Ft x 8.58 Ft

Dining room 11.08 Ft x 8.92 Ft

2pc Bathroom 6.25 Ft x 5.33 Ft

Storage 10.75 Ft x 3.42 Ft

Listing Presented By:



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