

# \$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 |
| Days on Market | 4                  |
| Zoning         | M-C1               |

### **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Diamond Realty & Associates LTD. |
|----------------|----------------------------------|

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