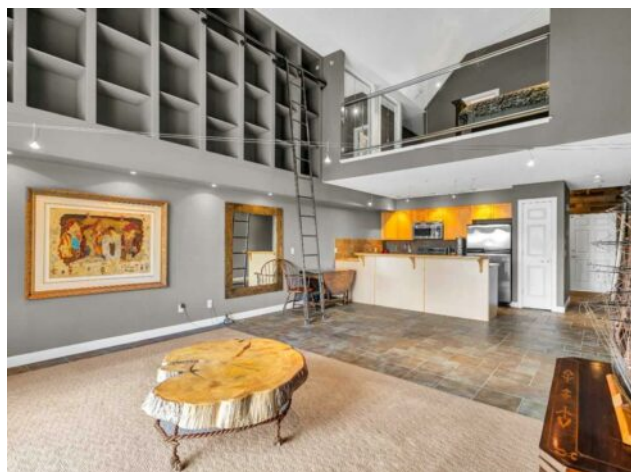


206, 1505 27 Avenue SW  
Calgary, Alberta

MLS # A2232798



## \$350,000

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	988 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 702
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d144
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Stone Counters		

**Inclusions:** N/A

Welcome to Unit 206 at The Southside Lofts: a stunning 1-bedroom, 1.5-bathroom loft-style condo that perfectly blends industrial character with modern comfort, just steps from vibrant Marda Loop. Inside, you'll find soaring vaulted ceilings and wall-to-wall floor-to-ceiling windows that flood the open-concept layout with natural light. Durable slate tile flooring runs throughout the unit, complementing the warm tones and clean lines of the kitchen &mdash; which features ample cabinetry, generous counter space, and a large island that's ideal for cooking, dining, or entertaining. The highlight of the living area? A custom-built, full-length bookshelf with a rolling ladder &mdash; a true statement piece that adds function, personality, and architectural charm to the space. Step outside to your oversized 3rd-floor deck, where you'll enjoy unobstructed treetop views, plenty of space to relax, and thoughtful upgrades including a built-in awning for shade and a tinted privacy screen, perfect for keeping the space cool and comfortable all summer long. The main floor also offers a half bath, in-suite laundry, and great storage. Upstairs, the loft-style primary suite overlooks the living area with a beautiful glass railing and features a his & her closets and built-in cabinets and a sleek 3-piece ensuite. This unit includes TITLED HEATED underground parking and one of the largest adjacent storage lockers in the building for maximum convenience. The building is secure, well-managed, and includes elevator access. Located minutes from 17th Avenue, River Park, transit, and all the shops, caf&eacute;s, and energy of Marda Loop &mdash; this is your chance to own a truly unique home in a prime inner-city location. Modern loft living with space, style, and views. Book a showing today!