

# \$350,000 - 206, 1505 27 Avenue Sw, Calgary

MLS® #A2232798

**\$350,000**

1 Bedroom, 2.00 Bathroom, 988 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

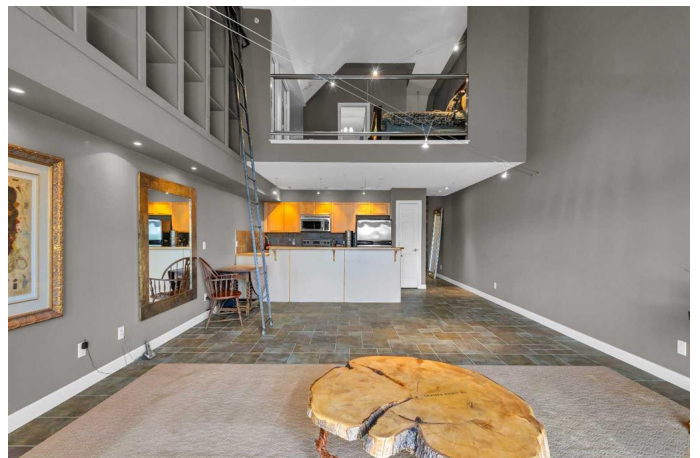
Welcome to Unit 206 at The Southside Lofts: a stunning 1-bedroom, 1.5-bathroom loft-style condo that perfectly blends industrial character with modern comfort, just steps from vibrant Marda Loop.

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 — 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 — 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, cafÃ©s, and energy of Marda Loop â€” 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!

Built in 2001

### Essential Information

|                |                  |
|----------------|------------------|
| MLS® #         | A2232798         |
| Price          | \$350,000        |
| Bedrooms       | 1                |
| Bathrooms      | 2.00             |
| Full Baths     | 1                |
| Half Baths     | 1                |
| Square Footage | 988              |
| Acres          | 0.00             |
| Year Built     | 2001             |
| Type           | Residential      |
| Sub-Type       | Apartment        |
| Style          | Multi Level Unit |
| Status         | Active           |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 206, 1505 27 Avenue Sw |
| Subdivision | South Calgary          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 1G5                |

## Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Elevator(s), Park, Parking, Playground |
| Parking Spaces | 1                                      |
| Parking        | Underground                            |

## Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Stone Counters                                     |
| Appliances        | Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | In Floor, Natural Gas                                                                             |
| Cooling           | None                                                                                              |
| # of Stories      | 3                                                                                                 |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony            |
| Roof              | Asphalt Shingle    |
| Construction      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 16              |
| Zoning         | M-C1 d144       |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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