

\$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® #

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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
Community	South Calgary
Condo	The Meritage
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	17
Zoning	M-C1

Listing Details

Listing Office	Diamond Realty & Associates LTD.
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