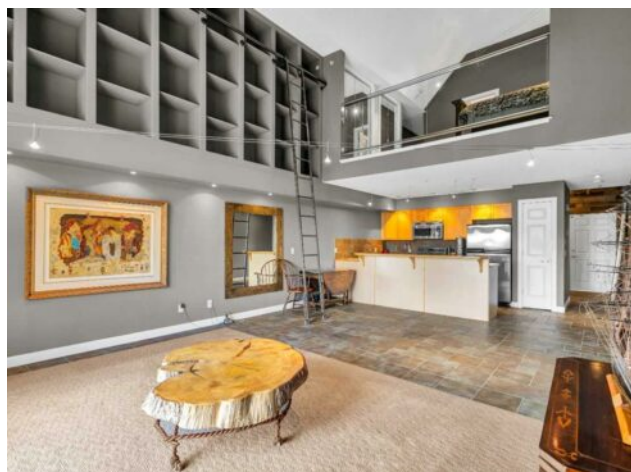


**206, 1505 27 Avenue SW
Calgary, Alberta**

MLS # A2232798



\$350,000

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

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 702
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d144
Foundation:	Poured Concrete	Utilities:	-
Features:	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 — 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, caf  s, and energy of Marda Loop — 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!