

1, 2018 27 Avenue SW
Calgary, Alberta

MLS # A2167442



\$630,000

Division:	South Calgary		
Type:	Residential/Four Plex		
Style:	3 Storey		
Size:	1,793 sq.ft.	Age:	2011 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, On Street, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating: Forced Air

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 345

Basement: Finished, Full

LLD: -

Exterior: Stone, Stucco

Zoning: M-C1 d75

Foundation: Poured Concrete

Utilities: -

Features: No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: N/A

****OPEN HOUSE SUNDAY SEPTEMBER 22 12:00PM-2:00PM**** Located in the heart of one of the city's best communities, Marda Loop, this stunning three-bedroom townhouse offers OVER 1800sqft of living space! The entire top level is dedicated to a SPACIOUS PRIMARY RETREAT, complete with a spa-inspired ensuite, an expansive walk-in closet, a cozy fireplace, and a private balcony—your perfect sanctuary. The second floor boasts two additional bedrooms, each with walk-in closets and a shared Jack and Jill ensuite. A SECOND private balcony extends from one of the bedrooms, while a separate laundry room adds convenience to everyday living. Designed with both style and functionality in mind, the kitchen impresses with floor-to-ceiling maple cabinetry, sleek quartz countertops, stainless steel appliances, and a gas stove—perfect for culinary enthusiasts. The open-concept main floor is bathed in natural light, featuring BAMBOO HARDWOOD floors, a second fireplace, and large windows that frame the south-facing veranda, ideal for indoor-outdoor living especially with a gas hookup for a BBQ! This home is complete with a fully finished media room in the basement with wired in for surround sound including ceiling speakers wired in throughout the house. Having ample parking when living inner city is huge and you have it here with a parking spot in the single front attached garage and more parking on the driveway. With a new 2022 furnace and AIR CONDITIONING installed, this truly is the perfect place to call home!