

\$849,900 - 1910 27 Avenue Sw, Calgary

MLS® #A2082497

\$849,900

3 Bedroom, 4.00 Bathroom, 1,686 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Nestled within the vibrant inner-city community of South Calgary, this contemporary 2+1 bedroom residence exudes a distinct West Coast ambiance, brimming with upscale features and boasting a generous 2,500 square feet of meticulously crafted living space. Geothermal furnace new in 2019 with 10 year warranty, new hot water tank in 2019, house and garage roof new in 2023. Upon entering, you're greeted by the allure of gleaming hardwood floors, lofty ceilings, and an abundance of natural light that gracefully illuminates the living and dining areas. A striking double-sided fireplace commands attention, elegantly dividing these two spaces. Flowing seamlessly from the dining room is a chef-inspired kitchen, tastefully adorned with granite countertops, a functional island with an inviting eating bar, ample storage solutions, and a stainless steel appliance ensemble. Completing the main floor is a convenient 2-piece powder room. Ascend the open riser staircase to the second level, where you'll discover two bedrooms, each boasting soaring 12-foot ceilings, private ensuites, and space-efficient built-in closets. The spacious master retreat beckons with a wall of custom-built closet space and a luxurious 5-piece ensuite, adorned with heated floors, dual vanities, a peaceful soaker tub, and a separate shower. Venturing into the basement, you'll encounter a generously sized recreation/media room, complete with a wet bar. This space enjoys an open connection to



the living room above, ensuring an abundance of natural light. A third bedroom, featuring built-in closets and a 3-piece ensuite, makes for an ideal spot for a teen's or guest room. Noteworthy features of this remarkable home include Geothermal heating and cooling for year-round comfort, solid core interior and exterior doors, meticulously landscaped gardens, and a private fenced backyard with a deck and patio. For your convenience, there's easy access to the double detached garage. The location further elevates this property's appeal, offering proximity to South Calgary Park/Marda Loop CA, the vibrant Marda Loop district, esteemed schools, shopping, public transit, and effortless access to downtown via 14th Street. Experience the epitome of urban living in this South Calgary gem.

Built in 2007

Essential Information

MLS® #	A2082497
Price	\$849,900
Sold Price	\$837,500
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,686
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1910 27 Avenue Sw
Subdivision	South Calgary

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1H3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Recessed Lighting, Soaking Tub, Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Geothermal, Natural Gas
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Double Sided, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 26th, 2023
Date Sold	October 26th, 2023
Days on Market	30
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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