

\$924,900 - 221 27 Avenue Nw, Calgary

MLS® #A2101541

\$924,900

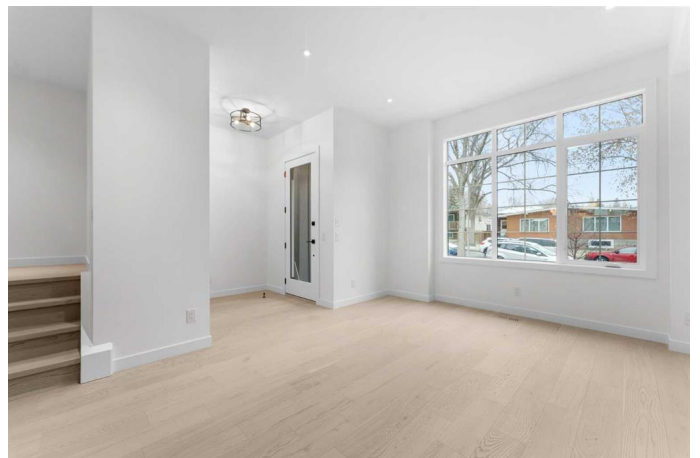
4 Bedroom, 4.00 Bathroom, 1,980 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

OPEN HOUSE SUNDAY APRIL 7, 2 - 4 PM!

Another masterpiece by noted Architect John Trinh! Incredible curb appeal and presence on a TREE-LINED inner city street, minutes from downtown Calgary, walking distance to the new Green-line C-Train and a stone's throw from trendy restaurants and coffee shops, shopping, schools, parks, playgrounds, community center and pool; you CANNOT BEAT this location! All the perks of inner city infrastructure within arm's reach and a fantastic towering home to boot! Brand new, bright modern pallet with smart blue/navy accentuation, modern sleek look and open design. Light, high-end engineered hardwood throughout main floor, stairway and upper corridor! Elegant glass-railing and spacious stairwell for easy furniture transport. Huge windows on all floors, capturing the sky and glorious sunlight -- and a south back yard! Main floor includes 10 FOOT CEILINGS, a fireplace, 10 foot island with breakfast bar, a kitchen with floor to ceiling custom cabinets, SS APPLIANCES: SMART (WIFI) SAMSUNG 22.8 cu ft 4 door counter depth fridge with beverage center, built in dishwasher with storm wash, wall mount microwave, 36" gas cooktop with 22K BTU dual burner, and a SMART WIFI flush mount Wall oven. A Spacious front entrance and a massive sun bathed mudroom with tons of storage opens onto a sprawling back deck. 2nd Floor has 9 foot ceilings, 8 foot doors, huge closets and storage. Fantastic and spacious Primary



Bedroom with 12' plus vaulted Ceiling, massive windows and impressive sliding barnyard doors to bathroom ensuite and a plentiful walk-in closet. Gorgeous ensuite with soaker tub, ceramic flooring, dual vanities, and spacious shower, complete with 3/8 inch glass door, rain shower, and tiled seating. Fully developed basement includes a spacious family/media room with bar, 4th bedroom (and walk-in closet), 3 piece bath, and utility room with extra storage. 60 Gallon water heater, energy efficient furnace, roughed in central vac complete the picture. SOUTH BACKYARD. NEXT DOOR 219 -27 Ave NW semi-detached unit is also available with a completely different layout. 3D WALK THROUGH AVAILABLE FOR OTHER UNIT (CLICK FILM REEL ICON).

Built in 2023

Essential Information

MLS® #	A2101541
Price	\$924,900
Sold Price	\$920,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,980
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	221 27 Avenue Nw
Subdivision	Tuxedo Park

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M2H5

Amenities

Parking Spaces	3
Parking	Double Garage Detached

Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub
Appliances	Built-In Oven, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Garage Control(s), Gas Cooktop, Microwave
Heating	Central, ENERGY STAR Qualified Equipment, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Living Room, See Remarks, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Cleared, Front Yard, Low Maintenance Landscape, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	See Remarks, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 14th, 2024
Date Sold	April 20th, 2024
Days on Market	97
Zoning	R-C2
HOA Fees	0.00

Listing Details

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