

\$339,900 - 1, 1815 27 Avenue Sw, Calgary

MLS® #A2112406

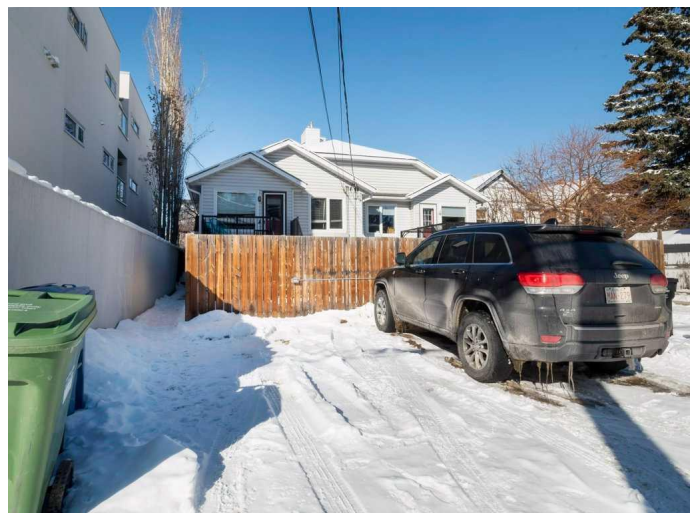
\$339,900

2 Bedroom, 2.00 Bathroom, 555 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Talk about curb appeal! This charming townhome has an inviting ambience nestled in the very desirable neighborhood of South Calgary. The second you enter, you are immediately greeted by a bright entry way and sights of the soaring ceilings. Ascending the stairs, you'll discover the warm and welcoming living room, featuring elegant hardwood floors and a sizable picture window that illuminates the space with a sense of airiness. Adjacent to the living area, the well-appointed kitchen boasts a convenient breakfast bar and flows seamlessly into the dining room, providing space for hosting gatherings and entertaining guests. A practical 2-piece bathroom is settled at the top of the stairs beside a large coat closet adding to the convenience and functionality of the home. Venturing to the lower level, you'll find two comfortable bedrooms, a 4-piece bathroom, and a spacious storage room nestled under the stairs. The proximity of the laundry room to the bedrooms enhances the practicality of daily living. You will find the ceilings in the bedrooms really open the space making you forget that you are in the lower level. The fenced front yard offers an outdoor space of your very own, with ample room for hosting friends and family, as well as the potential for starting your own garden. Surrounded by a mature tree and shrubbery, this area is perfect for enjoying the sunshine during the summer months and providing a serene backdrop for relaxation. Conveniently located within walking



distance to an array of shops and restaurants as well as the Marda Loop community association for all your recreational needs (not to mention the community garden!). This community has its own local corner store and is walking distance to the very popular "Our Daily Brett". The location also offers easy access to Crowchild Trail for seamless city commuting. This townhome epitomizes modern comfort and urban convenience. Don't miss the opportunity to make this delightful residence your new home sweet home.

Built in 1992

Essential Information

MLS® #	A2112406
Price	\$339,900
Sold Price	\$403,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	555
Acres	0.00
Year Built	1992
Type	Residential
Sub-Type	Row/Townhouse
Style	Bi-Level
Status	Sold

Community Information

Address	1, 1815 27 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1H2

Amenities

Amenities	None
Parking Spaces	1
Parking	Off Street, On Street, Paved, Stall

Interior

Interior Features	Breakfast Bar, High Ceilings, Master Downstairs, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 12th, 2024
Days on Market	4
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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