

\$669,900 - 1, 1825 27 Avenue Sw, Calgary

MLS® #A2115037

\$669,900

3 Bedroom, 4.00 Bathroom, 1,215 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Introducing our award-winning masterpiece! BILD MULTIFAMILY BUILDER OF THE YEAR presents a stunning 3 BEDROOM FRONT FACING TOWNHOME in the heart of Mardaloop, just 5 minutes from downtown. An AWARD-WINNING BUILDER "12 TIME CUBE WINNER, 30 TIME SAM/BILD AWARD WINNER/FINALIST BUILDER.

Over 1600 Square feet of developed area featuring Solar conduit with a single detached garage, this modern marvel boasts 3 bedrooms and 3.5 bathrooms. The 9ft main floor showcases custom full height cabinets, crown molding, and is accentuated by Samsung stainless steel appliances. Gleaming quartz countertops, a tiled fireplace, vinyl plank floors, and stairs throughout add to the contemporary style.

Enjoy the perks of a Smart Home with features like lights, locks, music, and more. The linear fireplace and barn door add a touch of sophistication. Plus, revel in the full radon extraction and MPH custom sound wall. SOUNDWALL - Experience the latest technology in sound insulation between units - just ask us!

The main floor is designed for entertainment with a family room, dining area, kitchen, featuring a linear fireplace and a powder room. A huge patio door floods the space with natural light.

The upper floor with vaulted ceilings and bright windows is a haven of luxury. The primary



bedroom boasts tall ceilings with a huge walk-in closet and a 5-piece ensuite featuring a custom shower with dual heads, shower niches, and a huge skylight. The ensuite also includes heated floors and dual sinks.

The other spacious bedroom features a 4-piece bathroom with its own skylight. Throughout the home, enjoy seamless luxury vinyl plank floors on all levels leading to the luxury-tiled bathrooms.

WHY IT’S A PREMIER PLACE: Instant hot water -Large basement windows for a bright atmosphere -Private titled garage -MPH’s sound system “ the latest in technology incorporating smart home automation.

Rest easy with one of Calgarys premium builders with over 45 inspections throughout the building progress, ensuring you get a quality-built home. This is the last unit in this owner occupied complex.. Your dream home awaits!

Built in 2024

Essential Information

MLS® #	A2115037
Price	\$669,900
Sold Price	\$669,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,215
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1, 1825 27 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1H2

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached, Titled

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Smart Home, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Washer, Gas Stove, Other, Range Hood, Tankless Water Heater, Washer/Dryer Stacked
Heating	High Efficiency, Fireplace(s), Forced Air, Humidity Control, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Family Room, Tile
# of Stories	2
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Silent Floor Joists, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 14th, 2024
Date Sold	April 7th, 2024
Days on Market	24
Zoning	MC-1
HOA Fees	0.00

Listing Details

Listing Office RE/MAX iRealty Innovations

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.