

# \$499,800 - 29 27 Avenue Sw, Calgary

MLS® #A2116475

**\$499,800**

1 Bedroom, 1.00 Bathroom, 622 sqft

Residential on 0.07 Acres

Erlton, Calgary, Alberta

Inner city charming home located in the sought after community of Erlton. Enjoy afternoon walks along the river. The south exposed rear yard with deck is ideal for entertaining with ample green space. There is room for a double car garage. Investment potential and holding property. There is up to 50 Ft x 120 Ft possible purchase. Walking distance to Elbow River pathways, MNP Sport Centre, Stampede Park, Lindsay park, and LRT. A convenient commute to the downtown core by walking or cycling. Don't miss out on this rare find in Erlton. A VACANT lot at 25 27 Avenue SW. The MLS number is A2124101 and is for sale. Upgrades to the home include furnace, electrical upgrade to 100 amp service, Most of sewer lines replaced to a black ABS, rear house windows, soffits, and upgraded attic insulation.

Built in 1911

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2116475  |
| Price          | \$499,800 |
| Sold Price     | \$475,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 622       |



|            |             |
|------------|-------------|
| Acres      | 0.07        |
| Year Built | 1911        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Sold        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 29 27 Avenue Sw |
| Subdivision | Erlton          |
| City        | Calgary         |
| County      | Calgary         |
| Province    | Alberta         |
| Postal Code | T2S2X4          |

### Amenities

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | Vinyl Windows, Wood Windows                 |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                  |
| Cooling           | None                                        |
| Has Basement      | Yes                                         |
| Basement          | Partial, Unfinished                         |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | None                                                                         |
| Lot Description   | Back Lane, Back Yard, Interior Lot, Landscaped, Rectangular Lot, Sloped Down |
| Roof              | Asphalt Shingle                                                              |
| Construction      | Wood Frame, Wood Siding                                                      |
| Foundation        | See Remarks                                                                  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2024 |
| Date Sold      | May 3rd, 2024    |
| Days on Market | 15               |
| Zoning         | M-CG d72         |

HOA Fees                      0.00

**Listing Details**

Listing Office                      Diamond Realty & Associates LTD.

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