

\$749,900 - 2004 27 Street Sw, Calgary

MLS® #A2118668

\$749,900

3 Bedroom, 3.00 Bathroom, 1,577 sqft
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Embrace convenient inner city living in the highly coveted community of Killarney. This thoughtfully updated two-storey is ideally located amongst an array of greenspaces with quick access to 17th Ave SW and Crowchild Trail. Mature trees and a charming front garden space add to this home's stunning curb appeal, Hardie board was installed in 2022 as part of a full exterior renovation. Marvel at the polished tile floors and flat textured ceilings upon entering, which immediately opens up into a centrally positioned dining area. Bright, white paint and immaculately maintained hardwood flooring leads into the cozy, sunken living room, which is flooded by natural light from the large west facing window and includes a full-tiled wall gas fireplace great for entertaining or relaxing. Back towards the kitchen you are greeted by an island with overhead pendant lighting, perfectly complementing the sleek dark cabinetry and tiled backsplash that goes up to the ceiling. Stainless steel appliances include a new refrigerator and microwave (2021), coupled with quartz countertops and an undermount kitchen sink to cultivate a luxurious dining experience. The kitchen also boasts big windows, a roomy eating nook, and direct access to the back deck for BBQ season. A nearby powder room with floating vanity completes this level. Ascend the skylight illuminated staircase upstairs and into the primary retreat, with its very own private balcony and a spacious walk-in closet with



organizers. The adjoining ensuite also includes a skylight, and both upstairs bathrooms have product niches and designer shower tiles that go all the way to the ceiling. A second and third bedroom can be found on this level, each with large windows and closet space. Down below, the basement has undergone its own renovation in 2020 that included new paint and carpet throughout. This versatile space is huge and well-lit, with unlimited potential for adjusting the layout to fit different lifestyle needs. A giant utility space currently hosts laundry and storage shelving with ample room for reconfiguring. Outside, the big backyard is private and includes a raised vinyl wrapped deck, raised garden beds and a clear pathway to the oversized and insulated double garage. Additional notable upgrades include a new hot water tank in 2021, and painting of the main and second level walls and ceilings, along with the main level doors and trims in 2023. The desirable and family-oriented neighbourhood of Killarney is known for its accessibility; surrounded by the natural beauty of the city, and merely minutes to the downtown core, explore the endless bicycle pathways, trails, parks, transit, schools, and abundant dining and retail opportunities.

Built in 1978

Essential Information

MLS® #	A2118668
Price	\$749,900
Sold Price	\$780,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,577
Acres	0.07

Year Built	1978
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2004 27 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2E7

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Oversized

Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 5th, 2024
Days on Market	1
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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