

\$650,000 - 2, 1724 27 Avenue Sw, Calgary

MLS® #A2134067

\$650,000

3 Bedroom, 4.00 Bathroom, 1,714 sqft

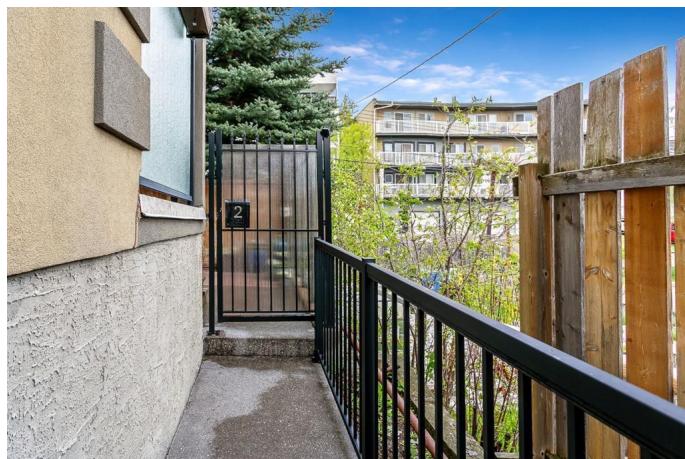
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome home to this thoughtfully designed condo in the heart of South Calgary at #2, 1724 27 Avenue SW. Enjoy 1,713 sq. ft. of above-grade living space with an additional 568 sq. ft. below-grade, perfect for your versatile needs.

As you step inside, you'll be greeted by a spacious foyer with tile flooring and a large front closet offering ample storage space. The main floor features an attractive open floor plan, ideal for entertaining. Relax in the spacious living room by the cozy 3-way fireplace, and enjoy the seamless flow into the open-concept kitchen and dining area. On the second floor, you'll find the large primary bedroom with north-facing windows, allowing natural light while a flowering lilac tree offers shade if desired. The primary bathroom feels like a spa, featuring a tiled walk-in shower, large windows, and a standalone soaker tub. Enjoy your private balcony with frosted privacy glass, creating your oasis. Conveniently, the full-sized laundry is just steps from the bedroom. The 2nd Floor is gives you 609 Sq.Ft.

The third floor hosts two more bedrooms, each with access to another balcony, perfect for enjoying the outdoors. A built-in desk and bookcases make this floor ideal for working from home or for students. Brand-new carpeting has been installed throughout the second and third floors as of May 2024. The 3rd floor gives you 535 Sq.Ft. of living space. The lower level offers even more space: a



large sunshine window, a huge family area, a built-in workshop, custom cabinets, a locked storage area, and a 3-piece bathroom. The design possibilities here are endless.

This home boasts three convenient entrances: one from the main level for easy street parking access, one from the lower level garage entrance, and a third off the main living space, perfect for easy access to garbage removal.

The private courtyard serves as an additional outdoor living space, featuring a beautiful flowering lilac tree, composite decking, and a zero-scaped yard, allowing you to relax without the hassle of yard work.

Located in vibrant South Calgary, you'll have access to several city parks, an outdoor swimming pool, and a community center.

Enjoy being close to trendy shopping areas and a variety of restaurants, making this neighborhood a fantastic place to call home.

This self-managed building is flexible, allowing pets, children, Airbnb, and rentals, making it an excellent choice for various lifestyles.

Experience the perfect blend of comfort and convenience in this exceptional condo.

Welcome home!

Built in 2008

Essential Information

MLS® #	A2134067
Price	\$650,000
Sold Price	\$640,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,714
Acres	0.00
Year Built	2008
Type	Residential

Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	2, 1724 27 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1G8

Amenities

Amenities	Park, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Assigned, Off Street, Parkade

Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Granite Counters, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Three-Sided
# of Stories	3
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard, Uncovered Courtyard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2024
Date Sold	May 27th, 2024
Days on Market	4
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office eXp Realty

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