

\$595,000 - 1, 1621 27 Avenue Sw, Calgary

MLS® #A2143285

\$595,000

3 Bedroom, 4.00 Bathroom, 1,374 sqft
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

BACK ON THE MARKET DUE TO FINANCING CONDITION. Experience the epitome of luxury in this exquisite 3-bedroom, 4-bathroom 4plex townhouse nestled in one of Calgary premier communities, South Calgary/Marda Loop! Impeccably maintained, this home showcases a durable and stylish brick stucco exterior and spans nearly 2,000 square feet of developed living space across three levels.

The main floor features gleaming hardwood floors, 9-foot ceilings, a cozy gas fireplace, and a modern kitchen equipped with granite countertops, stainless steel appliances, and a raised eating bar. Upstairs, two generously sized bedrooms each boast their own ensuite bathrooms, offering unparalleled privacy and convenience. The master bedroom serves as a private sanctuary with a luxurious ensuite that includes a skylight and a spacious soaker tub. For added convenience, the laundry room is conveniently located on the upper level.

The fully developed basement offers a welcoming large living area and an additional bedroom complete with its own ensuite. Noteworthy features include a single garage, enhanced soundproofing in all rooms and walls, numerous upgrades throughout, visitor parking, and a prime location just moments from the vibrant amenities of Marda Loop. Enjoy easy access to downtown, Calgary's finest dining establishments, numerous parks,



and excellent shopping options nearby.

Don't let this opportunity pass by to own a remarkable property that seamlessly blends comfort, sophistication, and convenience in one of Calgary's most desirable neighborhoods. Perfect for owner-occupancy, rental investment, or shared living arrangements, with each of the three bedrooms featuring its own private ensuite bathroom.

Built in 2008

Essential Information

MLS® #	A2143285
Price	\$595,000
Sold Price	\$590,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,374
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1, 1621 27 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1G7

Amenities

Amenities	Parking, Secured Parking, Snow Removal, Visitor Parking
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Parking Spaces	1
Parking	Off Street, Single Garage Detached

Interior

Interior Features	Granite Counters, High Ceilings, Pantry, Skylight(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Storage
Lot Description	Back Lane, City Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 21st, 2024
Date Sold	July 19th, 2024
Days on Market	28
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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