

# \$1,325,000 - 1911 27 Avenue Sw, Calgary

MLS® #A2156649

**\$1,325,000**

5 Bedroom, 6.00 Bathroom, 2,611 sqft

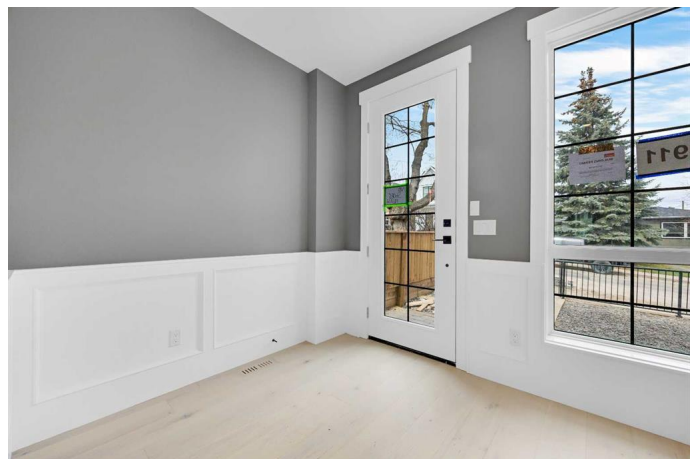
Residential on 0.07 Acres

South Calgary, Calgary, Alberta

This beautiful three-story home, inspired by the timeless elegance of New York architecture, stands as a masterpiece with its stunning brick exterior and luxurious living spaces. Nestled in an ideal location, the property features a covered walk-out basement, seamlessly connecting indoor and outdoor living while flooding the interiors with natural light. The top floor is a grand master bedroom, complemented by a private bonus room and boasting breathtaking views of the city skyline from its front balcony.

The second floor hosts three generously sized bedrooms, each with its own ensuite bathroom, allowing comfort and convenience for every family member. A conveniently located laundry room with a sink streamlines household chores on this level. The walkout basement level offers functionality with a comfy living space where there's ample room for relaxation and entertainment. It also hosts a fourth bedroom for residents or guests alike with a four-piece bathroom. The recreation area in the basement includes a wet bar and additional beverage fridge, seamlessly transitioning to the backyard for indoor-outdoor living.

The kitchen is a focal point, featuring a 15-foot-long island, hidden pantry, quartz countertops, and custom cabinetry for ample storage. Premium stainless steel appliances from KitchenAid, including a gas cooktop and



built-in wall oven/microwave, elevate the culinary experience. Upon front entry, a spacious walk-in closet ensures ample storage, while in the back, a mudroom with a walk-in closet and bench keeps the entryway clutter-free. The living room features custom-built cabinetry, a fireplace, and a dedicated TV wall, creating an inviting space for relaxation. Keep cool with central air conditioning and speakers throughout.

Don't miss the opportunity to own this remarkable property, showcasing custom cabinetry, luxurious finishes, and unique design elements throughout. Shop and compare - priced to sell! Call for a viewing today!

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2156649    |
| Price          | \$1,325,000 |
| Sold Price     | \$1,310,000 |
| Bedrooms       | 5           |
| Bathrooms      | 6.00        |
| Full Baths     | 5           |
| Half Baths     | 1           |
| Square Footage | 2,611       |
| Acres          | 0.07        |
| Year Built     | 2022        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 3 Storey    |
| Status         | Sold        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1911 27 Avenue Sw |
| Subdivision | South Calgary     |
| City        | Calgary           |

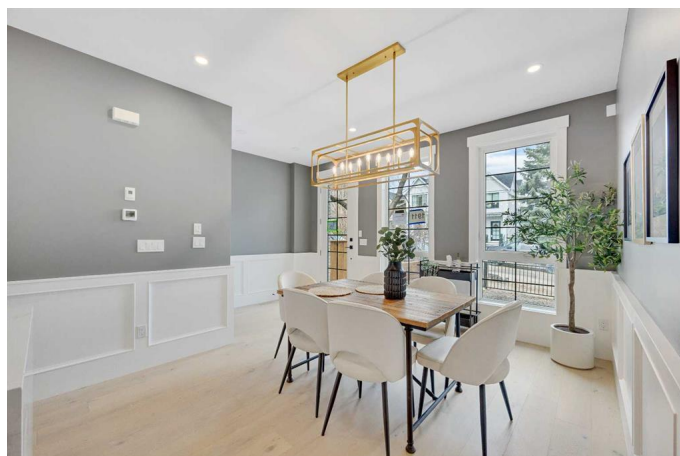
|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2T 1H4 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound                |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer |
| Heating           | In Floor, Exhaust Fan, Fireplace(s), Forced Air, Natural Gas                                                                                                             |
| Cooling           | Central Air                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                                        |
| Fireplaces        | Gas                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                      |
| Basement          | Separate/Exterior Entry, Finished, Full, Walk-Out                                                                                                                        |



### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                                  |
| Lot Description   | Back Yard, Front Yard, Low Maintenance Landscape, Private, See Remarks |
| Roof              | Flat Torch Membrane                                                    |
| Construction      | Cement Fiber Board, Stone, Wood Frame                                  |
| Foundation        | Poured Concrete                                                        |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | August 8th, 2024    |
| Date Sold      | September 8th, 2024 |
| Days on Market | 30                  |
| Zoning         | R-C2                |
| HOA Fees       | 0.00                |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Royal LePage Mission Real Estate |
|----------------|----------------------------------|

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