

\$599,900 - 58 27 Avenue Sw, Calgary

MLS® #A2161605

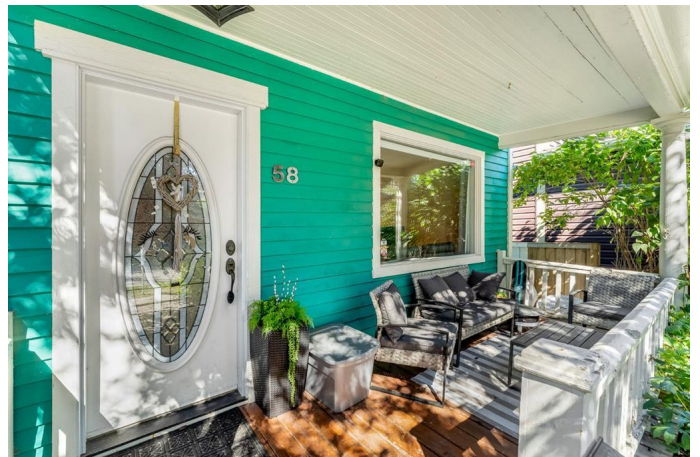
\$599,900

2 Bedroom, 3.00 Bathroom, 1,143 sqft

Residential on 0.05 Acres

Erlton, Calgary, Alberta

Embrace the special charm that comes with living in a peaceful, inner city river community. This classic 1.5-storey oasis is full of character with its bold green exterior, white trim and brick chimney facade, and has been lovingly maintained over the years with a genuine pride of ownership throughout. Ideally located in one of city's most historic neighbourhoods nestled between the Elbow River and the Calgary Stampede Grounds. The welcoming south-facing front porch overlooks a beautifully landscaped yard, and is the perfect place to enjoy the sounds of nature and interact with friendly faces in the community. The spacious main floor opens up to a wood ledge detail by the main entrance and unique stair railing feature, with the front living and connected dining room both illuminated by sunlight against the gleaming hardwood floors. An efficient kitchen has been renovated to offer both function and style, with tiled backsplash, quartz counters, and upgraded stainless steel appliances. From here you can go directly outside via a newer shaded patio area designed for BBQing, set against an impressively large private backyard scattered with mature trees and equipped with a huge storage shed. On the second floor is the primary bedroom with south facing windows, painted concrete flooring, a portable A/C unit, a built-in closet/wardrobe system and an additional closet space. The second bedroom overlooks the backyard, and both rooms boast cozy angled ceiling details. The full bathroom



upstairs adds to the home's eclectic personality with a funky burgundy claw foot bathtub. Down below, the fully finished basement is incredibly versatile, with a large family/recreation room, and includes polished concrete floors, an open beam ceiling, and a full 4 piece bathroom. The private side door accesses both the main floor and basement level, providing potential for a future rental opportunity. Additional highlights include spray foamed rim joists in the basement, updated electrical, high efficiency furnace, and hot water tank in 2013, along with a new roof in 2018 and a new washer and dryer. Erlton is an exceptionally safe and quiet neighbourhood known for being pedestrian-oriented, family-friendly, and conveniently adjacent to all of the action and amenities within Mission. Enjoy Rocky Beach, Roxboro Off-leash dog park, the Elbow River Pathway Network, and the world class facilities found at MNP Community & Sport Centre -- all within minutes from your front door! Get anywhere you need to be, with quick and easy access to multiple nearby transit stations and McLeod Trail. This home is truly a gem in the heart of the city.

Built in 1911

Essential Information

MLS® #	A2161605
Price	\$599,900
Sold Price	\$585,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,143
Acres	0.05
Year Built	1911
Type	Residential

Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	58 27 Avenue Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2X8

Amenities

Parking	Off Street
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Interior

Interior Features	Quartz Counters, See Remarks, Built-in Features, Wood Counters, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Bar Fridge, Window Coverings
Heating	Forced Air
Cooling	Window Unit(s)
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Private Entrance
Lot Description	Back Yard, Rectangular Lot, Landscaped, Level, Views
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	October 6th, 2024
Days on Market	30
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office

CIR Realty

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