

# \$630,000 - 1, 2018 27 Avenue Sw, Calgary

MLS® #A2167442

**\$630,000**

3 Bedroom, 3.00 Bathroom, 1,793 sqft

Residential on 0.00 Acres

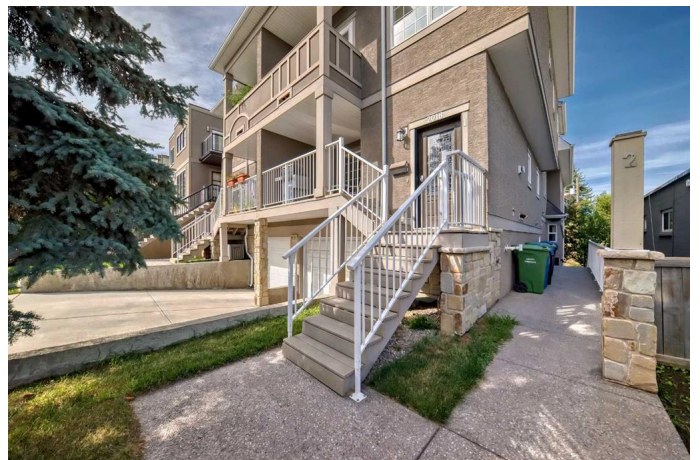
South Calgary, Calgary, Alberta

Located in the heart of one of the city's best communities, Marda Loop, this stunning three-bedroom townhouse offers OVER 1800sqft of living space! The entire top level is dedicated to a SPACIOUS PRIMARY RETREAT, complete with a spa-inspired ensuite, an expansive walk-in closet, a cozy fireplace, and a private balcony—your perfect sanctuary.

The second floor boasts two additional bedrooms, each with walk-in closets and a shared Jack and Jill ensuite. A SECOND private balcony extends from one of the bedrooms, while a separate laundry room adds convenience to everyday living.

Designed with both style and functionality in mind, the kitchen impresses with floor-to-ceiling maple cabinetry, sleek quartz countertops, stainless steel appliances, and a gas stove—perfect for culinary enthusiasts. The open-concept main floor is bathed in natural light, featuring BAMBOO HARDWOOD floors, a second fireplace, and large windows that frame the south-facing veranda, ideal for indoor-outdoor living especially with a gas hookup for a BBQ!

This home is complete with a fully finished media room in the basement with wired in for surround sound including ceiling speakers wired in throughout the house. Having ample parking when living inner city is huge and you have it here with a parking spot in the single front attached garage and more parking on the driveway. With a new 2022 furnace and AIR



CONDITIONING installed, this truly is the perfect place to call home!

Built in 2011

### Essential Information

MLS® #	A2167442
Price	\$630,000
Sold Price	\$613,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,793
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

### Community Information

Address	1, 2018 27 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1H5

### Amenities

Amenities	None
Parking Spaces	2
Parking	Driveway, On Street, Single Garage Attached

### Interior

Interior Features	No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Bedroom
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Other
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	September 20th, 2024
Date Sold	October 3rd, 2024
Days on Market	13
Zoning	M-C1 d75
HOA Fees	0.00

## Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.