



GRASSROOTS
REALTY GROUP

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2106 27 Avenue SW
Calgary, Alberta

MLS # A2346377



\$1,200,000

Division:	Richmond		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,570 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Other, Private, Rectangular Lot, See Remarks		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Kitchen Island, Quartz Counters, See Remarks		

Inclusions: Two Bar Fridges both are in "as is" condition- please state on offer

Welcome to this incredible inner city home in the sought after community of Richmond, offering exceptional living spaces, striking design and spectacular downtown skyline views from the top floor and rooftop patio. From the moment you arrive, the impressive curb appeal sets the tone. Step inside to soaring 10 foot ceilings, an expansive open-concept layout and floor to ceiling windows that fill the main level with natural light. The modern kitchen is designed for both everyday living and entertaining, featuring premium Brigade appliances, sleek finishes and an oversized island with plenty of room to gather. The adjoining living room is warm and inviting with a beautiful fireplace and direct access to the low-maintenance backyard and patio. Upstairs, the spacious primary retreat features a custom walk-in closet and luxurious 5 piece ensuite complete with heated tile floors and a beautifully tiled shower. Two additional bedrooms, a full 4 piece bathroom and conveniently located laundry complete the second level. The third floor is a true highlight of the home. An additional family room with wet bar and powder room opens onto a large outdoor patio showcasing incredible views of Calgary's downtown skyline. Whether entertaining friends, enjoying a summer evening or watching fireworks over the city, this is a space designed to be enjoyed. The fully developed basement adds even more living space with another bar, a generous recreation room, additional bedroom and full bathroom, making it ideal for guests, teenagers or movie nights. Outside, the low maintenance yard means more time to enjoy the incredible inner city lifestyle. Just minutes from the shops, restaurants, caf  s and amenities of Marda Loop, with convenient access to downtown and major routes, this home offers an exceptional combination of location, design, space and skyline views that is difficult to find.

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