



GRASSROOTS
REALTY GROUP

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2, 1726 27 Avenue SW
Calgary, Alberta

MLS # A2347086



\$658,000

Division:	South Calgary		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,875 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 425
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, See Remarks		

Inclusions: N/A

Refreshed top to bottom, this South Calgary townhome is a standout. Fresh paint sets a stylish backdrop for extensive designer-led renovations to the main and second levels. Tailored finishes, from wide plank LVP flooring to a chic new kitchen backsplash, define this home's cohesive and effortlessly cool aesthetic. A generous front hall closet welcomes you into the main level, where a transom window and 10-foot ceiling set an airy tone. The cozy living room is anchored by a gas fireplace and modern tile surround on one side and framed by large windows overlooking the private yard on the other. The well-appointed kitchen is set into an alcove of its own, separated from the dining area by a large granite peninsula, equally useful for prepping and hosting. Ample built-in storage and a darling powder room round out this level. The true showstopper is the primary suite, comprising the entire second level. A wall of windows floods the room with light, and the covered balcony just steps away is ideal for morning coffee. The spacious five-piece ensuite is a genuine retreat with a freestanding bathtub, an oversized walk-in shower and a new floating double vanity. A roomy walk-in closet and handy laundry room complete the second level. The third level offers two additional bedrooms, custom office built-ins for a dedicated work-from-home setup, and an open balcony accessible from both bedrooms, ideal for midday sun or sunset views. Downstairs, the bright, finished basement offers expansive, comfortable space, ready to become an additional bedroom, craft room or home gym. It also includes a four-piece bathroom, mudroom-style built-ins and direct access to underground parking for easy Calgary winters. Outside, the fenced, low-maintenance yard, with durable turf and a stunning shade tree, is a rare find and ideal for pets year-round, while multiple storage

rooms and plenty of closet space on every floor keep you organized. With over 2,500 sq. ft. across four levels, walking distance to Marda Loop's growing selection of shops and restaurants, and less than 10 minutes' drive to downtown, this renovated townhome delivers space, style, and location without compromise. Book your showing today.