



GRASSROOTS
REALTY GROUP

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1917 27 Avenue SW
Calgary, Alberta

MLS # A2347609



\$980,000

Division:	South Calgary		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,723 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar		

Inclusions: Hood Fan, Hot Tub AS IS, Theatre Screen

**** Open House Saturday, October 3rd from 2PM-3:30PM! **** Exceptional single family home in South Calgary, just steps from Marda Loop! Situated on an oversized 37.5' x 125' lot with sunny south exposure, this impeccably maintained and extensively updated home offers three fully finished levels, including a walkout basement. The bright main floor features large windows, refinished hardwood flooring and a brand-new expanded kitchen with newer appliances, opening to a spacious dining area. Step outside to the large south-facing deck and beautifully landscaped, two-tiered backyard, complete with an irrigation system, hot tub, and mature trees offering shade and privacy. Upstairs, you'll find three bedrooms, including a spacious primary retreat with a walk-in closet, fully renovated ensuite and private balcony with new Duradek and city views. A beautifully renovated main bathroom and convenient upper-floor laundry with new cabinetry and new washer and dryer complete this level. The fully finished walkout basement is designed for entertaining, featuring in-floor heating, a generous recreation and media room with a built-in projector, screen and sound system, plus a wet bar. Extensive upgrades include refinished hardwood flooring on the main floor and staircase, new upper-level carpet, updated powder room, new hot water tank, central A/C (2024) and complete replacement of all Poly-B plumbing. Additional improvements include new shingles on the home and garage (2015) and renovations completed in 2018. An oversized, insulated and drywalled double garage completes this exceptional property. Enjoy inner-city living with a spacious, private backyard and convenient access to Marda Loop's shops, restaurants and amenities.