



GRASSROOTS
REALTY GROUP

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1940 27 Avenue SW
Calgary, Alberta

MLS # A2350298



\$980,000

Division:	South Calgary		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,856 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Walk-In Closet(s)		

Inclusions: Beverage Fridge, Built-In Speaker System, TV & TV Wall Mount & Speakers (main level living room), Garage Heater, Outdoor Umbrella (front patio), 3 Terracotta Planters (front patio), Projector Screen & Built-In Speakers (in loft), Ceiling Mounted Air Unit (garage - as is), TV Wall Mount (primary bedroom)

Nestled in the vibrant heart of Marda Loop, this masterfully designed residence combines architectural distinction with an unmatched inner-city lifestyle. From the moment you arrive, the fully fenced and maturely landscaped front courtyard serves as a secluded outdoor sanctuary, setting a tranquil tone before you even cross the threshold into over 3,500 square feet of meticulously curated interior space. The expansive main level is defined by soaring ceilings, rich hardwood floors, and a wide-open layout tailored for both grand-scale hosting and comfortable everyday living. At its heart, the chef's kitchen serves as a true culinary hub, beautifully appointed with an executive 6-burner Wolf gas range, walk-in pantry, and premium finishes built for effortless entertaining. The second level offers an exceptionally functional layout, thoughtfully housing three spacious bedrooms and a dedicated laundry room all on one floor. Among them, the primary retreat provides a peaceful sanctuary complete with a cozy fireplace, walk-in closet, and a spa-inspired five-piece ensuite designed for complete relaxation. Ascending to the top-floor upper loft reveals one of the home's coolest and most dynamic features, a dedicated entertainment sanctuary equipped with a custom wet bar and an integrated sound system. Stepping out onto the private north-facing rooftop patio showcases a truly incredible downtown skyline view, making it the ultimate venue for evening cocktails or watching the Stampede fireworks. Every practical consideration has been meticulously addressed on the lower level, which features an oversized utility and storage zone with updated dual furnaces, central air conditioning, as well as a flexible room ready for a gym, hobby room or fourth bedroom conversion (does not currently have a window but is being used as a guest bedroom space). Rounding out this

remarkable inner-city offering is a deep 24-foot heated under-drive garage with direct lower-level access, paired with a rare almost 50-foot rear driveway along a paved alleyway that offers ample space for extra parking and fits an RV for size. Exceptional in design, privacy, and location, this Marda Loop gem sits just steps from the neighbourhood's finest shops, top-tier dining, parks, and top-rated schools.