

**6, 1620 27 Avenue SW  
Calgary, Alberta**

**MLS # A2221994**



**\$549,900**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,213 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Garage Door Opener, Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Fruit Trees/Shrub(s)		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 358
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island		

**Inclusions:** None

Stunning 3 bed 3 bath townhome in the heart of South Calgary steps away from River Park and Marda Loop shopping, dining & amenities! Welcome home to #6 - 1620 27 Ave SW. This home has been beautifully maintained inside & out with a convenient courtyard entry surrounded by mature common area trees. The main floor is designed for effortless living, featuring a bright & open layout that seamlessly connects the kitchen with the dining area, and the living room with a cozy gas fireplace. The gourmet kitchen features premium stainless steel appliances, a center island with seating, & large corner pantry for all your storage needs. A garden patio off the kitchen and a 2-piece powder room by the front door add to the main floor's functionality, complemented by new triple-pane windows installed just last year on the rear elevation. Upstairs, a generously sized primary bedroom awaits with convenient dual access ensuite boasting a luxurious corner jetted tub and a full-size walk-in shower. A spacious second bedroom completes the upper level. Downstairs, the fully finished basement expands your living space, offering a 4-piece bathroom, an additional bedroom, a versatile rec room, and a laundry/storage/utility room. Parking is a breeze with a dedicated stall in the indoor shared garage. Showcasing an incredible South Calgary location, you can enjoy easy walks to the Giuffre Family Library, South Calgary Outdoor Pool, pump track, playgrounds, and schools. Within minutes, you can access vibrant Marda Loop and Beltline areas, known for their array of cafes, restaurants, and shops. This is a truly wonderful place to call home &ndash; Book your viewing today!