

**1615 27 Avenue SW
Calgary, Alberta****MLS # A2229542****\$929,000**

Division:	South Calgary		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,882 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	8-24-1-W5
Exterior:	Stucco, Vinyl Siding, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Quartz Counters		

Inclusions: Custom Built-In Bench in Kitchen Area, Frame T.V. in Main Living Area and TV in Basement

Nestled in one of Calgary's most sought-after inner-city neighborhoods, this beautifully maintained detached two-storey home offers the perfect blend of comfort, convenience, and style. Just steps from vibrant 17th Avenue, the boutique shops of Marda Loop, top-tier restaurants, walking distance to the South Calgary Pool, and a selection of schools (Richmond, Mount Royal, Western Canada High, and William Reid), the location truly can't be beat. Inside, the home offers 3 bedrooms upstairs, including a spacious primary retreat with an oversized closet and 5-piece ensuite, featuring a soaker tub, stand alone shower and double vanity. The front bedroom impresses with its generous size, oversized windows, and a full walk-in closet, while the third bedroom is ideal for kids, guests, or a home office. A stylish 4-piece bathroom completes the upper level. The main floor exudes warm, comfortable luxury with a bright living area featuring a gas fireplace, ambient lighting, and an included Frame TV. The elegant dining space is adorned with custom millwork and easily accommodates large gatherings. The updated kitchen is a showstopper, featuring refinished maple cabinetry, quartz countertops, stainless steel appliances, and a charming built-in breakfast nook. Sliding doors lead to a sun-drenched south-facing patio, perfect for enjoying Calgary's warmer days. Downstairs, the fully finished walk-out basement offers excellent versatility with a large rec space, wet bar, and access to a private lower patio—awaiting your creative design ideas or a hot tub! A spacious laundry room, updated 3-piece bathroom, and large flex room (ideal for a gym or home office —note: not a legal bedroom) complete this level. Additional features include: double detached garage, low-maintenance landscaping with artificial turf in the back, many newer windows, shingles

(2015), updated hot water tank, and a well-maintained mechanical system. If you're seeking the ease of inner-city living in a detached home with stylish finishes and thoughtful upgrades throughout, this one is an absolute must-see.