



1638 27 Avenue Calgary Alberta

\$599,999

Ideally located in the highly sought-after inner-city community of SOUTH CALGARY this 3 BEDROOM + 2.5 BATHROOM END-UNIT townhouse is as TURNKEY as it gets. With 1,344 sq. ft. of above-grade living space and the added convenience of an ATTACHED OVERSIZED SINGLE GARAGE, this home is designed for modern urban living. Minutes from Marda Loop and less than 10 minutes to downtown, you'll enjoy the perfect perks of inner-city living within a calm and welcoming community. Shopping, entertainment, parks, tennis courts, and more, are all just moments away! EXTENSIVE RENOVATIONS were made in 2023 in this meticulously maintained home. Featuring rich hardwood flooring, a mid-century modern interior design, and fresh paint throughout. The sunny SOUTH-FACING BALCONY is perfect for soaking up natural light all day long. At the heart of the home, the spacious kitchen and adjacent dining area provide the ideal setup for hosting and ENTERTAINING. Upstairs, the primary suite is a true retreat, complete with a walk-in closet and a SPA-INSPIRED ENSUITE 4-pc bathroom. The generously sized second bedroom offers flexibility as a guest room / home office. The lower level is well utilized, featuring a LARGE THIRD BEDROOM with its own private ensuite bathroom—an ideal setup for guests or multi-generational living. Located in a pet-friendly, exceptionally self-managed complex of just five units, this home boasts LOW CONDO FEES of just \$350/month while maintaining a WELL-FUNDED RESERVE FUND. A reserve fund study was completed in 2024, and the budget is in line and on pace with those recommendations. Major updates, including a NEW ROOF in (2016), and NEW HOT WATER TANK (2023) add to its long-term value. 2023's extensive renovation was an investment of over \$80,000 by the owner meaning this could be the TURNKEY dream home you've been looking for. This is a great opportunity to own a beautifully u...

Bedroom 9.92 Ft x 12.08 Ft
4pc Bathroom 11.50 Ft x 8.42 Ft
Primary Bedroom 13.75 Ft x 11.67 Ft
Bedroom 11.75 Ft x 11.50 Ft
Furnace 7.58 Ft x 9.83 Ft

3pc Bathroom 7.75 Ft x 4.67 Ft
2pc Bathroom 4.92 Ft x 4.58 Ft
Dining room 8.33 Ft x 7.00 Ft
Kitchen 10.25 Ft x 12.00 Ft
Living room 20.67 Ft x 13.58 Ft

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Listing Presented By:



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