



# 18 27 Avenue Calgary Alberta

\$1,200,000

Discover your dream home—an inner-city luxury oasis built in 2011 and meticulously updated in 2023 with several high-end upgrades. This exquisite residence is packed with top-tier finishes: air-conditioning, custom railings, heated floors, Italian tiles, granite countertops, 9-foot ceilings with skylights, French doors, built-in closets, marble backsplashes, and striking 8-foot doors. The main floor is designed for seamless entertaining with its open-concept layout. Enjoy a formal dining area, a stunning kitchen, and a welcoming living room that opens to a private patio—perfect for gatherings or a relaxing evening. The upper level is dedicated to comfort and elegance, featuring a primary suite with a 12-foot vaulted ceiling, Juliet balcony with downtown views, and a two-way fireplace to the incredible ensuite. Luxuriate in the ensuite's rain shower, steam room, freestanding tub under a skylight, dual vanities, plus a walk-in closet. This floor also includes two more bedrooms (one with a private balcony), additional bathroom, and a desirable upper level laundry room. Downstairs, the excitement continues with a fully equipped rec room featuring a golf simulator, workout area, and a big screen TV, plus a fourth bedroom and an additional bathroom. Nestled close to downtown in the community of Erlton, this prestigious home puts you just minutes from the Stampede Grounds, the Glencoe Club, Elbow River, vibrant 17th Ave, and Mission's best dining and amenities. With quick access to Chinook Centre, MNP Community & Sport Centre, LRT stations, schools, and more, this location is tough to beat! Don't miss the chance to make this luxurious haven yours. Seller financing available OAC. (id:6769)

- Bedroom 11.00 Ft x 10.42 Ft
- Other Measurements not available
- Storage 5.50 Ft x 4.67 Ft
- 4pc Bathroom 4.92 Ft x 7.67 Ft
- Furnace 5.08 Ft x 9.42 Ft
- Recreational, Games room 24.67 Ft x 15.00 Ft
- Dining room 17.33 Ft x 11.50 Ft
- 2pc Bathroom 4.92 Ft x 5.00 Ft

- Living room 18.00 Ft x 23.25 Ft
- Primary Bedroom 14.08 Ft x 16.08 Ft
- Other 5.17 Ft x 8.83 Ft
- 5pc Bathroom 11.17 Ft x 10.67 Ft
- Laundry room 8.67 Ft x 7.00 Ft
- 4pc Bathroom 10.42 Ft x 6.00 Ft
- Bedroom 8.83 Ft x 8.83 Ft
- Bedroom 13.67 Ft x 11.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

### Mirror

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Kitchen 13.75 Ft x 16.00 Ft