



# 1617 27 Avenue Calgary Alberta

\$589,900

Welcome home to this beautiful 3 bedroom 3.5 bath townhouse in South Calgary! Located right in between both the shops of Marda Loop as well as 17th avenue and downtown makes this location hard to beat. This home has just been freshly painted and has newly refinished hardwood floors and is in immaculate condition. On the main floor you have two separate entrances leading you to an open concept floorplan with 9' ceilings featuring your living room with gas fireplace, dining area, half bath and kitchen with granite counters, a breakfast bar, corner pantry and stainless steel appliances. On the upper level of this home you have two large bedrooms each featuring their own walk in closets and 4 piece ensuites and large windows letting in an abundance of natural light. You will also find your laundry on this upper level. The lower level of this home is fully finished with a massive recreation room as well as an additional bedroom with its very own 3 piece ensuite. Rounding out this home you have a beautiful private back patio to enjoy those warm summer evenings. Park in the detached garage where there is one space reserved just for you. Additional parking includes a reserved visitor stall in the back of the complex as well as an abundant amount of street parking. (id:6769)

3pc Bathroom 7.42 Ft x 4.92 Ft

Bedroom 12.83 Ft x 15.00 Ft

Recreational, Games room 15.67 Ft x 16.42 Ft

2pc Bathroom 5.00 Ft x 4.92 Ft

Dining room 9.17 Ft x 15.00 Ft

Kitchen 9.08 Ft x 12.17 Ft

Living room 16.58 Ft x 23.92 Ft

4pc Bathroom 7.42 Ft x 8.92 Ft

4pc Bathroom 5.08 Ft x 8.50 Ft

Bedroom 13.08 Ft x 10.75 Ft

Primary Bedroom 15.58 Ft x 14.08 Ft

Listing Presented By:



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