



# 3612 27A Avenue Calgary Alberta

\$359,000

NO CONDO FEE! Step into this affordable 2-story townhouse offering 1,028 sq ft of functional living space. The main floor features a spacious living room, a corridor leading to a good-sized dining area, and a stylish kitchen equipped with a dishwasher, fridge, stove, and microwave hood fan. Upstairs, you'll find 3 comfortable bedrooms and a 4-piece bathroom. The house has been refreshed with a new coat of paint. The finished basement includes a 4th bedroom, a 4-piece bathroom, a laundry area, and a good-sized family room for your entertainment. Recent home improvements include: New roof with a 20-year warranty - \$14,175 New roof insulation - \$5,775 New window flashing - \$2,000 Redone asphalt driveway - \$8,400 Partially redone fence - \$300 Enjoy a large fenced yard and a spacious parking pad that can accommodate 2 vehicles. This home is conveniently located close to a park, public transportation, schools, shopping, and International Ave, with easy access to downtown and Deerfoot. (id:6769)

- Bedroom 11.50 Ft x 8.92 Ft
- Bedroom 9.67 Ft x 8.83 Ft
- Primary Bedroom 8.75 Ft x 18.17 Ft
- 4pc Bathroom 4.83 Ft x 8.25 Ft
- Family room 17.67 Ft x 9.08 Ft

- Laundry room 8.67 Ft x 6.58 Ft
- Bedroom 8.33 Ft x 10.75 Ft
- Living room 18.08 Ft x 11.58 Ft
- Dining room 8.67 Ft x 7.67 Ft
- Kitchen 9.67 Ft x 8.33 Ft

Listing Presented By:



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Power Properties

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**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net