



# 35 27 Avenue Calgary Alberta

\$749,000

Amazing Location! Extensively renovated bungalow in the heart of Erlton! Offering 3 bedrooms, 3 bathrooms, a single detached garage and a fully fenced south facing backyard. The main level of this gorgeous home presents Porcelanosa large format tile flooring throughout and is completely open allowing great sight lines and plenty of natural light. The living room showcases a vaulted cedar ceiling and a wood burning fireplace with tile surround. The chef-inspired kitchen is finished with custom cabinetry, lots of built-in storage, light quartz countertops with an undermount sink, an island/eating bar, stainless steel appliances and a large dining area. The living room overlooks the backyard and is wired for a wall-mounted TV and features a TV/media wall storage unit. An updated 3 pc bathroom with a walk-in shower completes the main level. The fully developed lower level features a spacious primary bedroom with an updated 4pc en-suite with infloor heating, built-in closet/storage space, 2 additional bedrooms, a 3 pc bathroom with a walk-in shower and infloor heating, a laundry room with new LG front load washer and dryer (2024) and a laundry sink for convenience. Further upgrades include a new high efficiency furnace (2023), new plumbing, electrical & duct work (2016), LED pot lights throughout, built-in vacuum system and modern lighting and materials throughout. The exterior of the home has also been updated with new garage roof shingles (2024), house roof shingles (2016), newer main level Pella windows (triple pane with built-in blinds), a newer Pella patio door (with built-in blinds), 2 gas lines in the backyard for BBQ-ing or patio heaters and low maintenance perennial gardens. Enjoy the beauty and convenience of this location - steps to Erlton Park, the Elbow River and the river pathway system (at the end of the street!), a 5 minute walk to the Erlton/Stampede LR...

Primary Bedroom 16.00 Ft x 126.00 Ft

Bedroom 9.17 Ft x 12.58 Ft

Bedroom 6.42 Ft x 9.08 Ft

3pc Bathroom 8.83 Ft x 6.17 Ft

4pc Bathroom 6.58 Ft x 10.17 Ft

Furnace 9.17 Ft x 8.00 Ft

Kitchen 13.00 Ft x 14.83 Ft

Dining room 16.08 Ft x 9.50 Ft

Living room 16.00 Ft x 11.08 Ft

3pc Bathroom 9.92 Ft x 8.33 Ft

Family room 16.08 Ft x 10.50 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX iRealty Innovations

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