



# 1615 27 Avenue Calgary Alberta

\$929,000

Nestled in one of Calgary's most sought-after inner-city neighborhoods, this beautifully maintained detached two-storey home offers the perfect blend of comfort, convenience, and style. Just steps from vibrant 17th Avenue, the boutique shops of Marda Loop, top-tier restaurants, walking distance to the South Calgary Pool, and a selection of schools (Richmond, Mount Royal, Western Canada High, and William Reid), the location truly can't be beat. Inside, the home offers 3 bedrooms upstairs, including a spacious primary retreat with an oversized closet and 5-piece ensuite, featuring a soaker tub, stand alone shower and double vanity. The front bedroom impresses with its generous size, oversized windows, and a full walk-in closet, while the third bedroom is ideal for kids, guests, or a home office. A stylish 4-piece bathroom completes the upper level. The main floor exudes warm, comfortable luxury with a bright living area featuring a gas fireplace, ambient lighting, and an included Frame TV. The elegant dining space is adorned with custom millwork and easily accommodates large gatherings. The updated kitchen is a showstopper, featuring refinished maple cabinetry, quartz countertops, stainless steel appliances, and a charming built-in breakfast nook. Sliding doors lead to a sun-drenched south-facing patio, perfect for enjoying Calgary's warmer days. Downstairs, the fully finished walk-out basement offers excellent versatility with a large rec space, wet bar, and access to a private lower patio-- awaiting your creative design ideas or a hot tub! A spacious laundry room, updated 3-piece bathroom, and large flex room (ideal for a gym or home office --note: not a legal bedroom) complete this level. Additional features include: double detached garage, low-maintenance landscaping with artificial turf in the back, many newer windows, shingles (2015), updated hot water tank, and a ...

4pc Bathroom 8.58 Ft x 4.92 Ft

5pc Bathroom 10.42 Ft x 8.58 Ft

Bedroom 10.33 Ft x 15.92 Ft

Bedroom 10.42 Ft x 14.08 Ft

Primary Bedroom 13.83 Ft x 16.08 Ft

3pc Bathroom 5.08 Ft x 7.83 Ft

Laundry room 5.08 Ft x 12.25 Ft

Recreational, Games room 14.83 Ft x 16.58 Ft

Furnace 5.17 Ft x 7.92 Ft

2pc Bathroom 5.00 Ft x 4.83 Ft

Breakfast 8.83 Ft x 14.58 Ft

Dining room 12.25 Ft x 17.08 Ft

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Listing Presented By:



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Other 5.08 Ft x 2.50 Ft

Den 14.83 Ft x 12.25 Ft

Kitchen 9.17 Ft x 13.92 Ft

Living room 16.08 Ft x 21.33 Ft