



58 27 Avenue Calgary Alberta

\$599,900

Embrace the special charm that comes with living in a peaceful, inner city river community. This classic 1.5-storey oasis is full of character with its bold green exterior, white trim and brick chimney facade, and has been lovingly maintained over the years with a genuine pride of ownership throughout. Ideally located in one of city's most historic neighbourhoods nestled between the Elbow River and the Calgary Stampede Grounds. The welcoming south-facing front porch overlooks a beautifully landscaped yard, and is the perfect place to enjoy the sounds of nature and interact with friendly faces in the community. The spacious main floor opens up to a wood ledge detail by the main entrance and unique stair railing feature, with the front living and connected dining room both illuminated by sunlight against the gleaming hardwood floors. An efficient kitchen has been renovated to offer both function and style, with tiled backsplash, quartz counters, and upgraded stainless steel appliances. From here you can go directly outside via a newer shaded patio area designed for BBQing, set against an impressively large private backyard scattered with mature trees and equipped with a huge storage shed. On the second floor is the primary bedroom with south facing windows, painted concrete flooring, a portable A/C unit, a built-in closet/wardrobe system and an additional closet space. The second bedroom overlooks the backyard, and both rooms boast cozy angled ceiling details. The full bathroom upstairs adds to the home's eclectic personality with a funky burgundy claw foot bathtub. Down below, the fully finished basement is incredibly versatile, with a large family/recreation room, and includes polished concrete floors, an open beam ceiling, and a full 4 piece bathroom. The private side door accesses both the main floor and basement level, providing potential for a future rental opp...

4pc Bathroom Measurements not available

Bedroom 9.83 Ft x 9.75 Ft

Primary Bedroom 17.25 Ft x 12.25 Ft

4pc Bathroom Measurements not available

Recreational, Games room 15.83 Ft x 33.58 Ft

Storage 10.08 Ft x 3.50 Ft

Furnace 7.00 Ft x 10.33 Ft

2pc Bathroom Measurements not available

Dining room 14.50 Ft x 11.92 Ft

Kitchen 17.42 Ft x 9.67 Ft

Living room 11.08 Ft x 13.08 Ft

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