



1917 27 Avenue Calgary Alberta

\$980,000

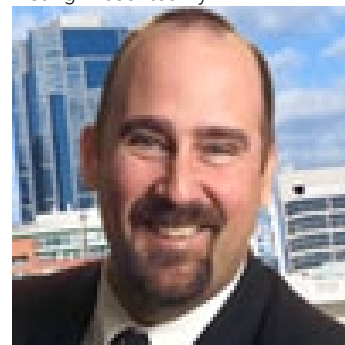
**** Open House Saturday, October 3rd from 2PM-3:30PM! **** Exceptional single family home in South Calgary, just steps from Marda Loop! Situated on an oversized 37.5' x 125' lot with sunny south exposure, this impeccably maintained and extensively updated home offers three fully finished levels, including a walkout basement. The bright main floor features large windows, refinished hardwood flooring and a brand-new expanded kitchen with newer appliances, opening to a spacious dining area. Step outside to the large south-facing deck and beautifully landscaped, two-tiered backyard, complete with an irrigation system, hot tub, and mature trees offering shade and privacy. Upstairs, you'll find three bedrooms, including a spacious primary retreat with a walk-in closet, fully renovated ensuite and private balcony with new Duradek and city views. A beautifully renovated main bathroom and convenient upper-floor laundry with new cabinetry and new washer and dryer complete this level. The fully finished walkout basement is designed for entertaining, featuring in-floor heating, a generous recreation and media room with a built-in projector, screen and sound system, plus a wet bar. Extensive upgrades include refinished hardwood flooring on the main floor and staircase, new upper-level carpet, updated powder room, new hot water tank, central A/C (2024) and complete replacement of all Poly-B plumbing. Additional improvements include new shingles on the home and garage (2015) and renovations completed in 2018. An oversized, insulated and drywalled double garage completes this exceptional property. Enjoy inner-city living with a spacious, private backyard and convenient access to Marda Loop's shops, restaurants and amenities. (id:6769)

Family room 21.00 Ft x 13.75 Ft
Recreational, Games room 13.67 Ft x 22.50 Ft
Storage 4.00 Ft x 6.00 Ft
Furnace 5.50 Ft x 5.75 Ft
4pc Bathroom 5.00 Ft x 10.00 Ft
Kitchen 11.75 Ft x 11.17 Ft
Dining room 15.25 Ft x 11.25 Ft

Other 4.42 Ft x 6.58 Ft
2pc Bathroom 4.58 Ft x 5.58 Ft
Laundry room 6.17 Ft x 9.00 Ft
Primary Bedroom 14.83 Ft x 12.17 Ft
Bedroom 10.92 Ft x 10.67 Ft
Bedroom 11.25 Ft x 9.08 Ft
Other 8.08 Ft x 5.50 Ft

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Listing Presented By:



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Living room 11.58 Ft x 12.08 Ft
Great room 17.00 Ft x 12.08 Ft
Foyer 6.33 Ft x 7.33 Ft

4pc Bathroom 8.08 Ft x 5.00 Ft
5pc Bathroom 8.08 Ft x 8.08 Ft