

# \$599,900 - 1, 1617 27 Avenue Sw, Calgary

MLS® #A2221349

**\$599,900**

3 Bedroom, 4.00 Bathroom, 1,364 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome home to this beautiful 3 bedroom 3.5 bath townhouse in South Calgary! Located right in between both the shops of Marda Loop as well as 17th avenue and downtown makes this location hard to beat. This home has been well maintained and is turn key ready! On the main floor you have two separate entrances leading you to an open concept floorplan with 9' ceilings featuring your living room with gas fireplace, dining area, half bath and kitchen with granite counters, a breakfast bar, corner pantry and stainless steel appliances. On the upper level of this home you have two large bedrooms each featuring their own walk in closets and 4 piece ensuite and large windows letting in an abundance of natural light. You will also find your laundry on this upper level. The lower level of this home is fully finished with a massive recreation room as well as an additional bedroom and an additional 3 piece bathroom. Rounding out this home you have a beautiful private front patio to enjoy those warm summer evenings. Park in the detached garage where there is one space reserved just for you. Additional parking includes a reserved visitor stall in the back of the complex as well as an abundant amount of street parking.

Built in 2008

## Essential Information

MLS® #

A2221349



Price	\$599,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,364
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1, 1617 27 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T1G7

### Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Pantry, Stone Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Stove(s), Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Front Yard, Interior Lot, Landscaped, Low Maintenance Landscape, Treed
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	8
Zoning	M-C1

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.