



**GRASSROOTS**  
REALTY GROUP

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**1615 27 Avenue SW**  
**Calgary, Alberta**

**MLS # A2229542**



**\$929,000**

|                  |                                                             |               |                   |
|------------------|-------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | South Calgary                                               |               |                   |
| <b>Type:</b>     | Residential/House                                           |               |                   |
| <b>Style:</b>    | 2 Storey                                                    |               |                   |
| <b>Size:</b>     | 1,882 sq.ft.                                                | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 3                                                           | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                                      |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                                   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape |               |                   |

|                    |                                                                                   |                   |           |
|--------------------|-----------------------------------------------------------------------------------|-------------------|-----------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                           | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Carpet, Laminate, Tile                                                            | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Asphalt Shingle                                                                   | <b>Condo Fee:</b> | -         |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade                                                 | <b>LLD:</b>       | 8-24-1-W5 |
| <b>Exterior:</b>   | Stucco, Vinyl Siding, Wood Siding                                                 | <b>Zoning:</b>    | M-C1      |
| <b>Foundation:</b> | Poured Concrete                                                                   | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Quartz Counters |                   |           |

**Inclusions:** Custom Built-In Bench in Kitchen Area, Frame T.V. in Main Living Area and TV in Basement

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 well-maintained mechanical system. If you're seeking the ease of inner-city living in a detached home with stylish finishes and thoughtful upgrades throughout, this one is an absolute must-see.