



GRASSROOTS
REALTY GROUP

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36 27 Avenue SW
Calgary, Alberta

MLS # A2241047



\$999,900

Division:	Erlton		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,898 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces L		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Low Maintenance L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this beautifully appointed home located in the highly sought-after community of Erlton, just steps from Mission, downtown, and the C-Train. This 4-bedroom, 3.5-bath home seamlessly blends upscale features with everyday functionality. Upstairs, you'll find three spacious bedrooms including a serene primary retreat complete with a gas fireplace, floor-to-ceiling open shelving and built-in storage, a walk-in closet, and a luxurious ensuite featuring heated flooring, large soaking tub with air jets and a steam shower. On the main level, enjoy the convenience of a private south-facing office with built-in desk and cabinetry perfect for remote work or creative pursuits. The chef-inspired kitchen showcases an expansive island, high-end appliances, and on-demand hot water at the sink, opening fluidly to the living and dining areas ideal for entertaining and modern living. The fully developed basement is warmed with in-floor heating and includes a large recreation room, a full bathroom, and an additional bedroom perfect for guests or extended family. Additional highlights include central air conditioning, central vacuum system, water softener, on-demand hot water tank, and a professionally low maintenance backyard for low-maintenance outdoor enjoyment. The double detached heated garage offers both comfort and convenience year-round. This exceptional property combines contemporary style, thoughtful design, and a walkable location truly a rare opportunity in the heart of Calgary.