



GRASSROOTS
REALTY GROUP

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1616 27 Avenue SW
Calgary, Alberta

MLS # A2241890



\$674,900

Division:	South Calgary		
Type:	Residential/House		
Style:	Bungalow		
Size:	744 sq.ft.	Age:	1912 (113 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: TV Wall Mounts

Located in the heart of Marda Loop, this completely updated detached home is situated on a 25' x 125' lot and features 3 bedrooms, 2 bathrooms and a beautifully renovated living space throughout. Combining history and charm with modern comforts, this home is perfect for first-time buyers, investors, or those looking to move into one of Calgary's most desirable neighbourhoods at an affordable price and without condo fees! Soaring vaulted ceilings on the main level allow for natural light to flood the space all day long. The updated kitchen features modern full height cabinetry, a herringbone tile backsplash, farmhouse sink, and quartz countertops with peninsula for additional seating space and is complete with a gas range. The kitchen opens to both the living and dining area - making it the ideal space for entertaining. The expansive primary bedroom has a vaulted ceiling, space for a king-size bed, and built-in closets with direct access to the main level 4-pc bathroom for everyday convenience. The bathroom has been fully updated with hexagon tile flooring accented by a white tile tub surround and is complete with an oversized vanity and storage cabinet. The lower level of the home features a large second bedroom with sitting area, third bedroom, updated 3-pc bathroom with walk-in shower and a ~6'x9' storage room. The quality and care on the inside translates outdoors as well with a large rear deck that overlooks the landscaped backyard and a covered south-facing front deck that overlooks the tiered front yard. Completing the property is a double detached garage to keep your vehicle and values safe all year round. Additional updates include a new furnace and hot water tank (2023), allowing you to purchase with peace of mind. This beautifully updated bungalow home is within walking distance to the countless amenities in Marda Loop, which is only getting

better everyday! Offering the epitome of urban living while being just minutes to downtown Calgary, this property is perfect for young professionals or investors that want to buy and hold land in one of the most popular communities in Calgary.