



**GRASSROOTS**  
REALTY GROUP

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**1940 27 Avenue SW**  
**Calgary, Alberta**

**MLS # A2252313**



**\$998,500**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	2,870 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Rectangular Lot, See Remarks, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** Built-in Sound System -Totem ceiling speakers on ground & basement levels and Bowers and Wilkens speakers on the Main floor, 3rd level and rear deck, Vacuflo with attachments, 4000 watt 220 V overhead garage heater

Truly a stunning property located in the heart of Marda Loop. This executive home features a unique design and layout with a special south front courtyard and an extended rear driveway and underdrive garage. With over 3500 square feet of interior design, the layout is bright, open and beautifully upgraded. Features include soaring ceilings, large windows, hardwood flooring and executive appliances including a Wolf 6 burner gas top. The main floor is wide open with nearly 1200 square feet alone. The second level includes laundry, 2 spacious bedrooms, a 4 piece bath as well as the primary living area which includes a spacious bedroom, walk in closet, fireplace and a spa-like 5 piece ensuite. The top floor is ideal for entertaining and includes a bar, pool table, sound system as well as a north patio with full Downtown view (even the Stampede fireworks). The lower level includes storage, the utility room with new AC, new furnaces and hot water tank. The hobby room in the lower level is ideal for projects but can also be converted to a 4th bedroom with the addition of a window. The attached garage is 24 feet deep and heated! Don't forget about the 50 ft rear driveway with paved alleyway, perfect for your camper or just extra parking. This home has features at every turn and a few of them include a full sound system, beverage fridge, a very large pantry, built in vacuflo, Hunter Douglas window coverings and so much more. The most amazing feature in my opinion is the completely private front courtyard area. Fully fenced with mature trees, it's perfect for afternoon beverages and evening fire table visits. Marda Loop and it's surrounding communities are really bursting with vibrancy, new restaurants, shops and neighbourhood events just minutes away. Additionally, city construction is set to be complete next month!

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