

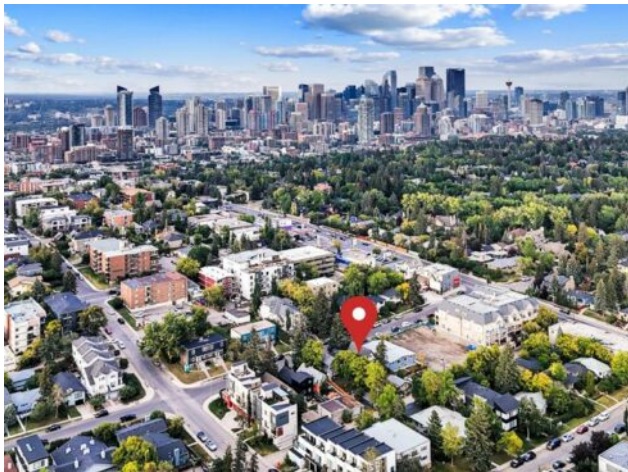


GRASSROOTS
REALTY GROUP

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1529 27 Avenue SW
Calgary, Alberta

MLS # A2255704



\$600,000

Division:	South Calgary		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,004 sq.ft.	Age:	1912 (113 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, See Remarks	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions:	NA
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Opportunity meets charm in this detached character home, set on an incredible lot close to the vibrant Marda Loop, 14th Street, and 17th Ave. Whether you're a developer looking to create something new or a buyer who appreciates timeless details, this property offers endless potential. Inside, you'll find classic mouldings, original hardwood floors, and both front and back covered porches that nod to its historic charm. Upstairs features two generously sized bedrooms plus a south-facing balcony, the perfect spot to catch the sun. Out back, the huge, manicured south-facing yard steals the show—with a fire pit, seating area, and plenty of space to dream big. A single detached garage compliments the property. With its unbeatable location and development possibilities, this home is more than just a place to live—it's an investment in the heart of Calgary's most desirable neighbourhoods.