



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**2702 27 Avenue
Bellevue, Alberta**

MLS # A2263302



\$449,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	579 sq.ft.	Age:	1930 (95 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, RV Access/Parking, Single Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Cleared, Few Trees, Irregular Lot, Landscaped, Lawn, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: Window Coverings

Welcome to one of the most charming little homes in Bellevue! This fully renovated 1-bedroom, 1-bathroom property sits on an oversized lot and offers the perfect blend of character, comfort, and mountain living. Thoughtfully updated throughout, this home feels bright, cozy, and full of warmth — ideal for anyone seeking a simpler lifestyle in one of the most picturesque corners of the Crowsnest Pass. The main level features a welcoming living space with an efficient layout that makes the most of every square foot. The kitchen and bathroom have both been beautifully refreshed, and every detail has been carefully considered to create a move-in-ready home that feels modern yet timeless. Downstairs, the walk-up basement provides added utility with an updated furnace and a small workshop area — perfect for tinkering, storage, or hobby space. Outside, the charm continues. The yard is fully fenced and beautifully landscaped, offering a peaceful and private setting with lovely mountain views. The outdoor space invites you to unwind, garden, or simply sit back and take in the scenery. There's plenty of room to relax and enjoy the surroundings in every season. The detached 26x20 garage is an impressive bonus — heated, insulated, and fully finished, complete with workbenches and cabinets. Above the garage, you'll find a finished loft with electrical and heating, offering endless versatility. It's the perfect space for a creative studio, home office, guest overflow, or a cozy retreat of your own. The property also offers generous parking, including room for an RV. This delightful Bellevue home is a wonderful example of small-scale living done right — low-maintenance, full of character, and nestled in a peaceful community surrounded by mountain beauty. With endless outdoor recreation just beyond your doorstep, from

hiking and skiing to fishing and exploring, it’s easy to see why the Crowsnest Pass is so loved by residents and visitors alike.