



GRASSROOTS
REALTY GROUP

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2010 27 Street SE
Calgary, Alberta

MLS # A2275738

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\$625,000



Division:	Southview		
Type:	Residential/House		
Style:	Bungalow		
Size:	816 sq.ft.	Age:	1953 (73 yrs old)
Beds:	2	Baths:	1
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Gentle Sloping, Rectangular Lot, Views		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Block	Utilities:	-
Features:	Vinyl Windows		

Inclusions: Fridge, Stove (Gas), Washer, Dryer (Gas), All Window Coverings. Garage Door Opener AS-IS

Opportunities along this block of 27 Street are few and far between. Perched along the ridge in an unbeatable location, this charming character home sits on an extraordinary 50' x 150' lot with sweeping views from the front window overlooking downtown Calgary. The gently sloping lot presents endless possibilities to fully capitalize on the views and future redevelopment potential. Hold as a revenue property while you plan, or bring your vision to life and build on this truly massive parcel of land. The meticulously maintained home is rich in character, featuring original hardwood floors, two bedrooms, cozy living room, kitchen, and a convenient laundry addition. Upgrades over the years include vinyl windows and high-efficiency furnace installed approximately five years ago. Step outside to enjoy the expansive backyard, complete with an oversized single garage and parking pad - ideal for storage, vehicles, or future projects. Walking distance to so many amenities, including pathways, downtown, playgrounds and Valleyview Park. Don't miss this rare opportunity to secure a prime lot in an exceptional location.