



GRASSROOTS
REALTY GROUP

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4, 2036 27 Avenue SW
Calgary, Alberta

MLS # A2277203



\$350,000

Division:	South Calgary		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,046 sq.ft.	Age:	1969 (57 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn		

Heating: In Floor, Electric, Forced Air, Natural Gas

Floors: Laminate, Tile

Roof: Flat

Basement: None

Exterior: Brick, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage

Water: -

Sewer: -

Condo Fee: \$ 425

LLD: -

Zoning: M-C1 d75

Utilities: -

Inclusions: N/A

*** OPEN HOUSE: Saturday, January 17th 12:00 - 2:00 pm*** Set within the heart of vibrant SOUTH CALGARY, this AFFORDABLE 3 BEDROOM stacked townhouse delivers exceptional value in a location that keeps daily life connected and convenient. Positioned just minutes from MARDA LOOP and only one block from a bus stop, the setting enables an easy commute while keeping cafes, shops and services close at hand. A PRIVATE ENTRY creates a sense of independence and leads into a thoughtfully designed below grade main floor layout that lives comfortably and efficiently. The kitchen was UPDATED IN 2011 and features UNDERCABINET LIGHTING and a CENTER ISLAND that supports everyday meals, casual seating, and additional prep space. Adjacent living and dining areas feel open and welcoming, with the living room anchored by a CORNER GAS FIREPLACE that adds warmth and a cozy focal point for evenings at home. UPDATED BASEBOARDS provide a clean, modern foundation, while FRESH PAINT and UPDATED LIGHTING FIXTURES enhance brightness throughout. All three bedrooms are generously sized and include EGRESS WINDOWS, allowing for natural light and peace of mind while offering flexibility for family living, guests, or a home office setup. A 4-piece bathroom includes ELECTRIC IN-FLOOR HEAT, delivering quiet, consistent comfort during Calgary winters. A dedicated LAUNDRY ROOM adds day-to-day convenience, and additional STORAGE tucked beneath the stairs keeps seasonal items neatly organized. Outdoors, a PRIVATE BELOW GRADE PATIO with a WINDOW SLIDER creates a quiet retreat for morning coffee or summer evenings, with SOUTH FACING exposure that draws in natural light. The shared landscaped backyard offers additional green space without the responsibility of private yard maintenance.

Practical upgrades include a HOT WATER TANK replaced in 2020, a RECENTLY SERVICED FURNACE, and a FLAT ROOF maintained in 2025, providing confidence in the home's ongoing care. An ASSIGNED OUTDOOR SURFACE PARKING STALL adds everyday ease, completing a well-rounded offering that balances affordability, location, and functional living in one of Calgary's most desirable inner-city neighborhoods.