



GRASSROOTS
REALTY GROUP

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1529 27 Avenue SW
Calgary, Alberta

MLS # A2279988



\$499,900

Division:	South Calgary		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,004 sq.ft.	Age:	1912 (114 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

Floors: Carpet, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Crawl Space

Exterior: Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: NA

Opportunity meets potential in this detached character home, ideally located near Marda Loop, 14th Street, and 17th Ave. Built in 1912, the property reflects its era and **REQUIRES UPGRADES and MODERNIZATION THROUGHOUT**, making it well suited for buyers looking to renovate, invest, or plan for future redevelopment. The home still features elements of its original character, including classic mouldings, hardwood floors, and covered front and back porches. The upper level offers two good-sized bedrooms and a south-facing balcony. Situated on an outstanding 25' x 115' lot with rear lane access, the large south-facing backyard provides excellent long-term potential. A single detached garage adds further value. With an amazing location and flexible options, this property is ideal for someone looking to live in and hold, pursue future development, or secure a solid rental in one of Calgary's most sought-after neighbourhoods (Owner never had any trouble finding tenants). Walking distance to Marda Loop, of leash dog parks and 17th Ave.