



**2609 27 Street SW
Calgary, Alberta**

MLS # A2282925



\$669,900

Division: Killarney/Glengarry

Type: Residential/House

Style: 2 Storey

Size: 1,293 sq.ft. **Age:** 1990 (36 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Double Garage Detached

Lot Size: 0.07 Acre

Lot Feat: Back Lane, Back Yard, Landscaped, Rectangular Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Cork, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stucco

Zoning: R-CG

Foundation: Wood

Utilities: -

Features: Ceiling Fan(s), Jetted Tub, No Animal Home

Inclusions: Awning, Shelving in Garage

Welcome to this affordable charming single family detached home in a truly unbeatable location in the heart of Killarney. Just a 10-minute walk to Marda Loop, 17 minutes walk to the LRT and Westbrook Mall, and only a 10-minute drive to downtown, this home offers exceptional walkability and access to some of Calgary's best shops, cafés, parks, and the Killarney Rec Centre. With a Walk Score of 70 and Bike Score of 86, this is inner-city living at its finest. With over 2055 ft² of total living space on three levels, this home is perfect for a growing family. The main floor is filled with natural light thanks to its east-facing front and west-facing backyard, and features beautiful cork burl and colony-grade maple flooring. Upstairs you'll find two bedrooms, a four-piece ensuite with cheater access, and a convenient two-piece main. The second bedroom functions well as a studio or office/family space if the second bedroom is not required. The main level has a large living room, dining room and kitchen with breakfast nook. The fully developed basement adds a third bedroom, a three-piece bathroom, and a large family room ideal for a home office, craft space, or media room. Recent updates include newer upper-level windows, a 2014 furnace, hot water on demand, shingles replaced in 2016, a refreshed exterior in 2020, a new garage door in 2024, and an awning installed in 2023 with a lifetime warranty. Outside, enjoy extensive perennial gardens in both the front and back yards, a beautiful west facing deck with a retractable awning, perfect for those hot days. A large double detached garage is an added bonus. This is a warm, well-maintained home in one of Calgary's most vibrant communities.