



GRASSROOTS
REALTY GROUP

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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
Floors:	Carpet, Cork, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Wood
Features:	Ceiling Fan(s), Jetted Tub, No Animal Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

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.