



11219 27 Street SW
Calgary, Alberta

MLS # A2294758



\$525,000

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,074 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Open Floorplan, Separate Entrance, Skylight(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge and Stove in Basement

Welcome to this updated semi-detached home in the established community of Cedarbrae—offering flexibility, functionality, and income potential. This well-maintained property features 4 bedrooms and 2 full bathrooms, with 2 bedrooms up and 2 down, making it an ideal fit for families, first-time buyers, or investors. Upstairs, you’re welcomed by a bright, open living space filled with natural light, highlighted by a skylight and vaulted ceilings that create an airy, inviting feel. The kitchen is equipped with granite countertops and stainless steel appliances, while hardwood flooring throughout the main level adds warmth and durability. The fully developed basement features an illegal suite with a separate entrance, complete with 2 bedrooms, a full bathroom, and laminate flooring—perfect for live up, rent down potential or extended family living. Major updates were completed in 2014, including the roof, furnace, hot water tank, and windows, offering added peace of mind. This home also includes a double detached garage (built in 2012) with a recently upgraded garage door. Located close to parks, schools, shopping, and transit, this home offers both everyday convenience and long-term value in a mature, family-friendly neighbourhood. A smart move for homeowners and investors alike—book your private showing today!