



1816 27 Avenue SW
Calgary, Alberta

MLS # A2152432



\$649,900

Division:	South Calgary		
Type:	Residential/House		
Style:	Bungalow		
Size:	630 sq.ft.	Age:	1912 (112 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Nestled in a tranquil and sought-after location, this property boasts an exceptional MC-1 zoned lot, surrounded by prestigious multimillion-dollar homes. The well-maintained bungalow, in pristine condition, offers unparalleled convenience being within walking distance to amenities and transportation, and mere minutes from downtown. With dimensions of 37.5 X 125 feet, the lot presents abundant potential. Whether envisioning a luxurious single-family home with a legal basement suite or a stunning duplex/triplex configuration, or even exploring the possibility of a four-story apartment building (subject to city approval), the options are limitless. Inside, the home features a spacious living and dining area adorned with gleaming hardwood floors, complemented by an updated kitchen illuminated by a skylight. A charming sunroom overlooks the meticulously landscaped yard, enhancing the property's appeal. The generously sized master bedroom and renovated 4-piece bath ensure comfort and style, while the developed basement offers additional living space with a bedroom, family room, 3-piece bath, and ample storage/workshop area. Recent upgrades include a new hot water tank and serviced furnace, reflecting meticulous upkeep and pride of ownership. Currently rented to a long-term tenant month to month for \$2000 offering immediate revenue or redevelopment potential. This property represents exceptional value, whether as an investment opportunity or as the foundation for a bespoke dream home in coveted South Calgary.