



GRASSROOTS
REALTY GROUP

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1811 27 Avenue SW
Calgary, Alberta

MLS # A2205492



\$625,000

Division:	South Calgary		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,287 sq.ft.	Age:	1910 (115 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Carport, Single Garage Detached, Worksh		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Cork, Hardwood
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), See Remarks, Soaking Tub, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: N/A

Nestled in the sought-after community of South Calgary, this beautifully restored 1910 two-story home offers a blend of historic charm and modern upgrades. Situated on a quiet, street yet close to amenities. The main level boasts an open layout, with a converted electric fireplace, stained glass windows, and wood stair rails, reflecting the authentic character of this century gem. Recent updates include cork flooring, complemented by ceramic tiles in high-traffic areas, creating a seamless flow. The kitchen features luxurious granite countertops, an anthracite undermount sink, and premium faucets. Large windows envelop the entire floor, and a cozy fireplace in the family room serves as the heart of the home, while the adjacent dining area is perfect for hosting intimate dinner parties. Upstairs, the Master Bedroom opens to a private balcony, offering a peaceful retreat with views of your private treed yard. Two additional bedrooms and a stylish 4-piece bathroom, featuring upgraded plumbing and fixtures, complete the upper level with rich, dark hardwood floors. The backyard provides an oasis, with a large deck w/ fireplace for outdoor entertaining, lush greenery, and easy access to the carport (accommodates an RV) and a single garage. Above the garage, a bright studio space awaits, perfect for artists, hobbyists, or a versatile workshop including 240v electrical. This home is rare for the price, marrying timeless craftsmanship with thoughtful modern improvements. Don't miss your opportunity to own a piece of Calgary's history.