

1935 27 Avenue SW
Calgary, Alberta

MLS # A2224137



\$649,900

Division:	South Calgary		
Type:	Residential/Duplex		
Style:	Attached-Up/Down, Bungalow		
Size:	962 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Dog Run Fenced In, Front Yard, Interior Lot,		

Heating:	Central, Mid Efficiency, Fireplace(s), Forced Air, Natural Gas, Pellet Stove, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Walk-Out To Grade	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Pantry, Separate Entrance, Storage, Track Lighting, Vinyl Windows, Walk-In Closet(s), Wood Windows		
Inclusions:	N/A		

Modern 3-Level Walkout in Prime Location ‐ Walk to Marda Loop! Welcome to this stylish and functional 4-bedroom semi-detached home offering multi-level living in one of Calgary's most sought-after communities. This Bungalow features two professionally developed lower levels for a total of 2343 sqft. With a smart layout designed for both privacy and versatility, this 3-level walkout is perfect for families, multigenerational living, or anyone seeking space and comfort with urban convenience. Inside, you'll find rich basaltic grey walls complemented by two-tone kitchen cabinets in warm zen tones, sleek modern black appliances, and top-down bottom-up blinds throughout‐offering both light control and privacy. The home features a 3-piece and a 4-piece bathroom, warm ambient lighting, and thoughtfully designed zones across all levels. The walk out family is warm and cozy with a self standing fireplace/stove that comes with a remote control. Step outside and enjoy the south-facing backyard, rear patio, and upper balcony‐perfect for relaxing or entertaining. Safety and peace of mind are standard, with plenty of LED security lighting on this quiet, family-friendly street. The insulated and heated garage is a true standout‐fully finished as a man cave with a built-in bar, offering a perfect retreat or entertaining space year-round. Location is unbeatable: stroll to Marda Loop's shops, cafes, and restaurants, with quick access to major traffic arteries. You're also close to famous River Park ‐ Dog off lease rec site, Lakeview Golf Course, and Earl Grey Golf Course. The community center offers frequent events and an outdoor pool, and the area is pet-friendly with welcoming warm neighbors on both sides. Whether you're looking for your next family home or a smart investment in a

vibrant neighborhood, this property is a rare find. COME VIEW IT TODAY.