

# \$998,500 - 1940 27 Avenue Sw, Calgary

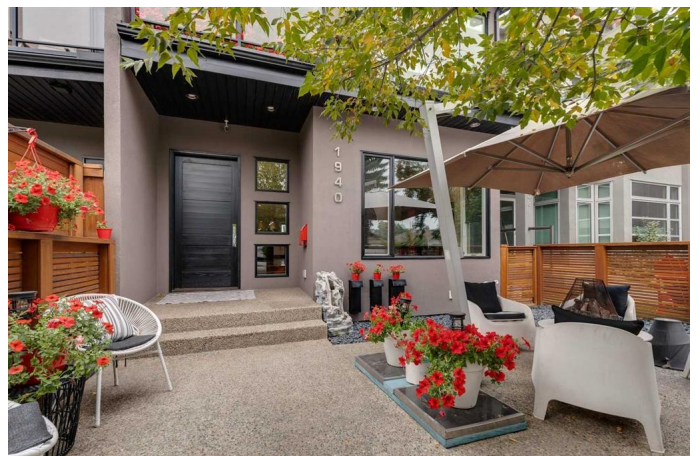
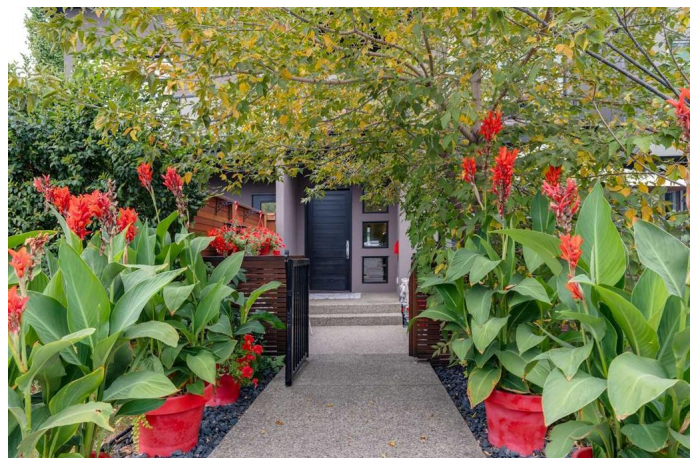
MLS® #A2252313

## \$998,500

3 Bedroom, 3.00 Bathroom, 2,870 sqft  
Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Truly a stunning property located in the heart of Marda Loop. This executive home features a unique design and layout with a special south front courtyard and an extended rear driveway and underdrive garage. With over 3500 square feet of interior design, the layout is bright, open and beautifully upgraded. Features include soaring ceilings, large windows, hardwood flooring and executive appliances including a Wolf 6 burner gas top. The main floor is wide open with nearly 1200 square feet alone. The second level includes laundry, 2 spacious bedrooms, a 4 piece bath as well as the primary living area which includes a spacious bedroom, walk in closet, fireplace and a spa-like 5 piece ensuite. The top floor is ideal for entertaining and includes a bar, pool table, sound system as well as a north patio with full Downtown view (even the Stampede fireworks). The lower level includes storage, the utility room with new AC, new furnaces and hot water tank. The hobby room in the lower level is ideal for projects but can also be converted to a 4th bedroom with the addition of a window. The attached garage is 24 feet deep and heated! Don't forget about the 50 ft rear driveway with paved alleyway, perfect for your camper or just extra parking. This home has features at every turn and a few of them include a full sound system, beverage fridge, a very large pantry, built in vacuflo, Hunter Douglas window coverings and so much more. The most amazing feature in my opinion is the completely private front



courtyard area. Fully fenced with mature trees, it's perfect for afternoon beverages and evening fire table visits. Marda Loop and it's surrounding communities are really bursting with vibrancy, new restaurants, shops and neighbourhood events just minutes away. Additionally, city construction is set to be complete next month!

Built in 2006

### **Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2252313               |
| Price          | \$998,500              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,870                  |
| Acres          | 0.07                   |
| Year Built     | 2006                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 3 Storey, Side by Side |
| Status         | Active                 |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1940 27 Avenue Sw |
| Subdivision | South Calgary     |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 1H3           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Skylight(s), Vaulted Ceiling(s)                                                                |
| Appliances        | Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge |
| Heating           | Forced Air, Natural Gas                                                                                       |
| Cooling           | Central Air                                                                                                   |
| Fireplace         | Yes                                                                                                           |
| # of Fireplaces   | 2                                                                                                             |
| Fireplaces        | Gas, Living Room, Bedroom                                                                                     |
| Has Basement      | Yes                                                                                                           |
| Basement          | Finished, Full                                                                                                |

## Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | Balcony                                                    |
| Lot Description   | Back Lane, Landscaped, Rectangular Lot, See Remarks, Views |
| Roof              | Asphalt Shingle                                            |
| Construction      | Stucco, Wood Frame                                         |
| Foundation        | Poured Concrete                                            |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 8                   |
| Zoning         | R-CG                |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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