



THE
A-TEAM

**RE/MAX
FIRST**

2003 27 Avenue, Calgary T2T 1H6

MLS® #: **A2121199**

Area: **South Calgary**

Listing Date: **04/09/24**

List Price: **\$998,000**

Status: **Active**

County: **Calgary**

Change: **-\$40k, 10-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,115

Year Built:

2007

Low Sqft:

Ttl Sqft:

2,115

Lot Information

Lot Sz Ar:

3,121 sqft

Lot Shape:

DOM

40

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 and Half

Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Rectangular Lot,Treed,Views

Double Garage Detached

Utilities and Features

Roof: **Rolled/Hot Mop**

Heating: **Fireplace(s),Forced Air,Natural Gas,Wood**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Int Feat:

Granite Counters,High Ceilings,Kitchen Island,Skylight(s),Storage,Track Lighting,Vaulted Ceiling(s)

Utilities:

Room Information

Room

Living Room

Kitchen

Bedroom

Bedroom - Primary

3pc Bathroom

Level

Main

Main

Upper

Upper

Upper

Dimensions

20`0" x 22`1"

12`9" x 24`3"

10`2" x 13`7"

19`11" x 20`7"

Room

Dining Room

2pc Bathroom

Bedroom

5pc Ensuite bath

Loft

Level

Main

Basement

Upper

Upper

Upper

Dimensions

8`7" x 13`8"

9`5" x 15`6"

15`0" x 16`7"

4pc Bathroom
Game Room

Basement
Basement

21' 4" x 19' 5"

Bedroom
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

11' 1" x 19' 0"
7' 2" x 8' 3"

Title:
Fee Simple
Legal Desc:

4479P

Zoning:
R-C2

Remarks

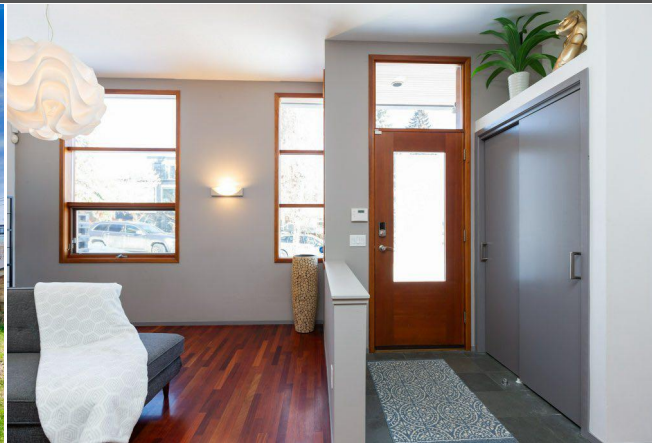
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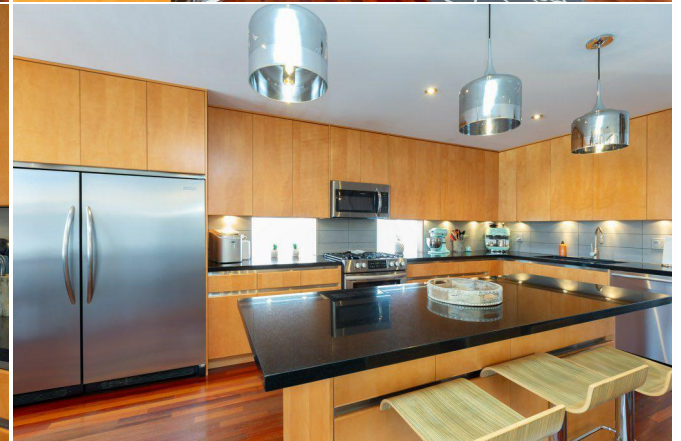
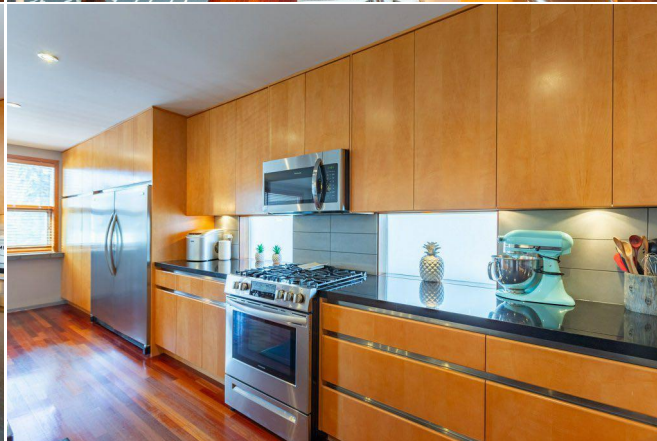
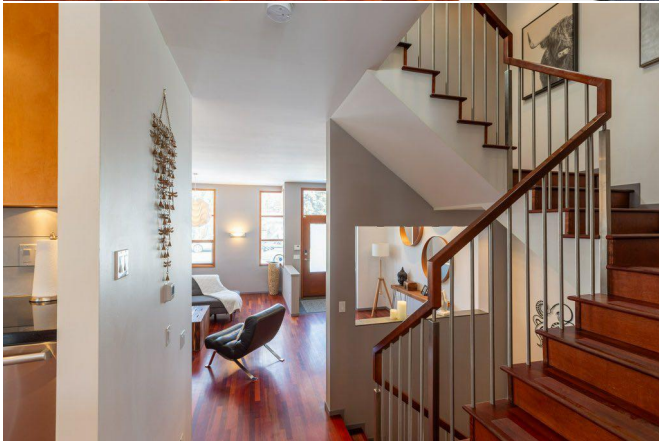
Welcome to Marda Loop! This contemporary 2.5 Storey home in South Calgary is a unique 4 bedroom | 3.5 bathroom + LOFT with beautiful aesthetics, functionality + stunning design. There's fantastic level variances, tied together with hardwood flooring and fir framed windows. The kitchen features flat panel cabinetry, granite countertops and stainless steel appliances including a Bosch Gas Range and Dishwasher. The spacious Primary suite has vaulted ceilings and an amazing 5 pce integrated ensuite. A 3 pce bathroom, laundry and two bedrooms, one with a personal balcony complete the second level. The third level LOFT boasts a massive rooftop patio with a wood burning fireplace as well as north + south views capturing panoramic views of downtown and the rolling terrain, all year round. The basement is fully finished with a Rec/Family room, a 4 pce bathroom, fourth bedroom and two stairwell access points, very clever! Additional elements include a double detached garage, 10 foot ceilings, a modern colour palette, central air conditioning and much more. Come take a peak!

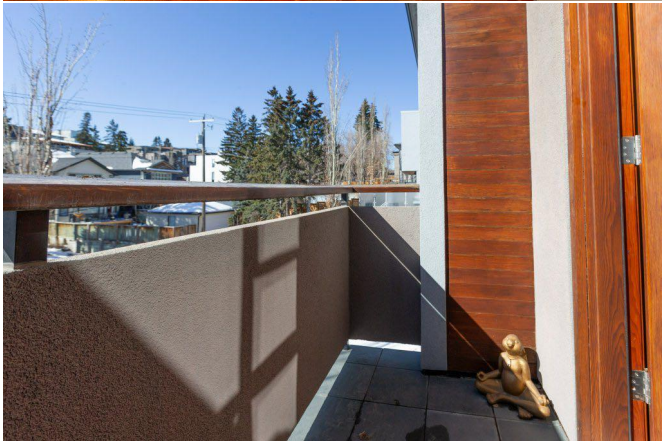
Inclusions:
Property Listed By:

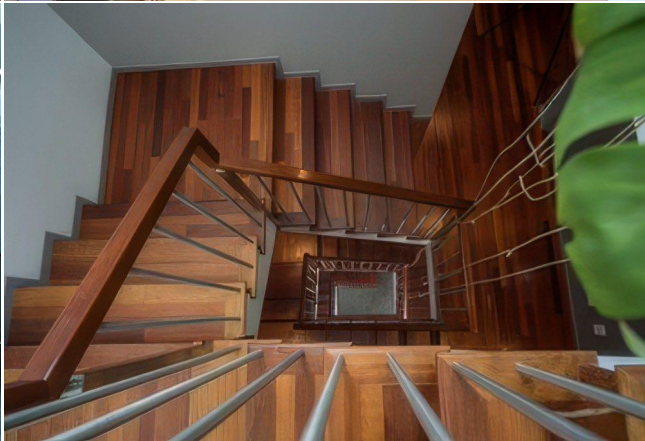
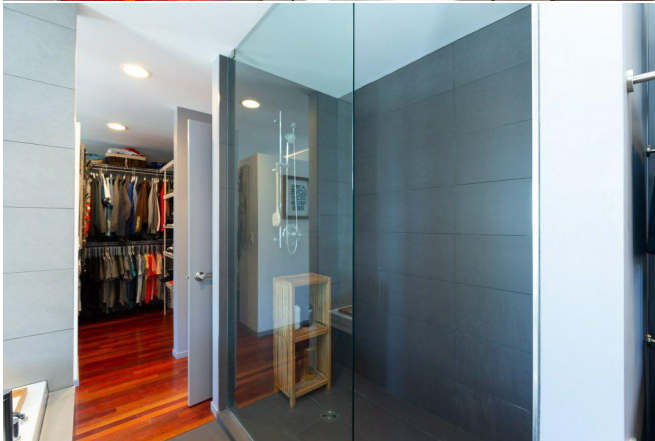
**Shed
eXp Realty**

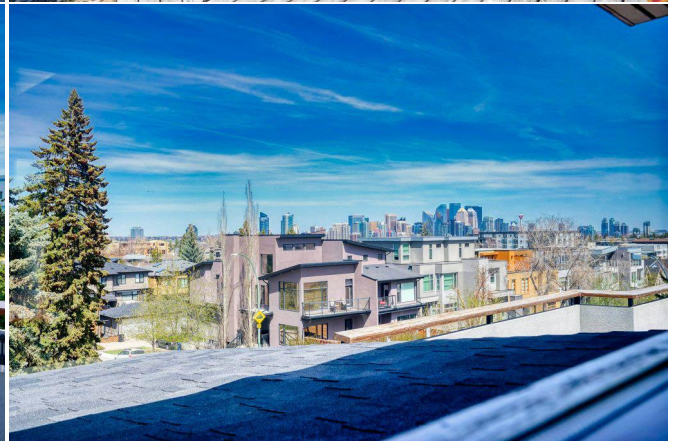
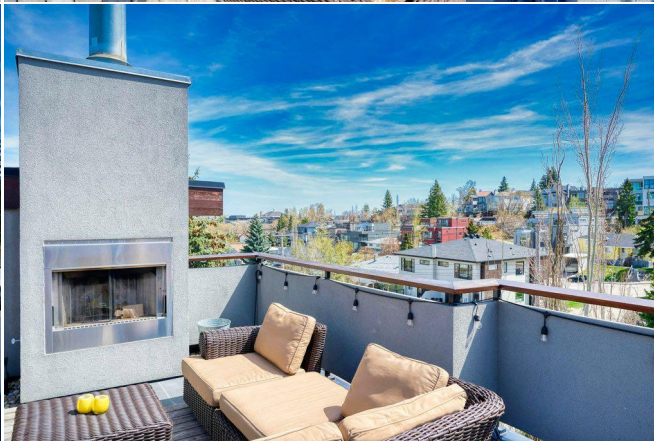
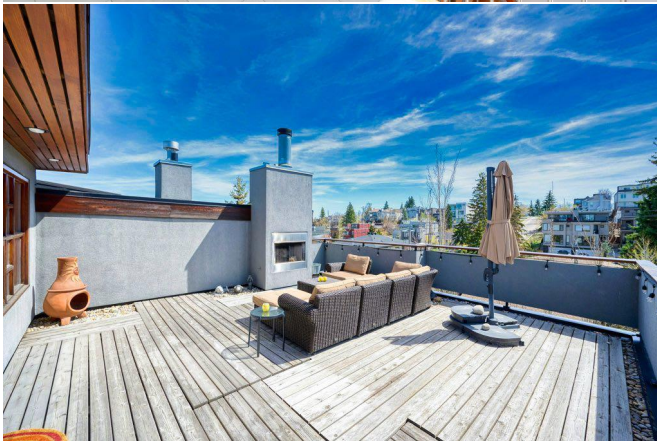
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

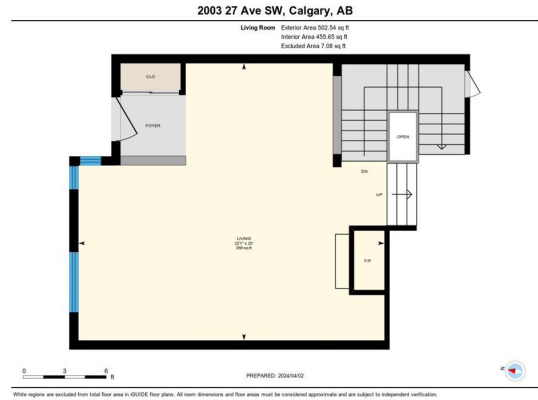






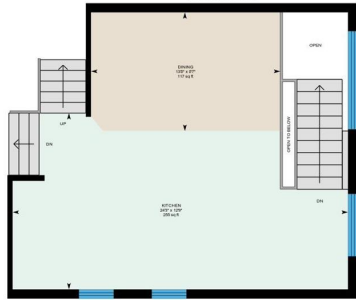






2003 27 Ave SW, Calgary, AB

Main Floor: Exterior Area 475.41 sq ft
Interior Area 425.07 sq ft
Excluded Area 31.23 sq ft



0 2 4 ft

PREPARED: 2024/04/02

White regions are excluded from total floor area in GUSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2003 27 Ave SW, Calgary, AB

2nd Floor: Exterior Area 1055.69 sq ft
Interior Area 988.05 sq ft
Excluded Area 7.60 sq ft



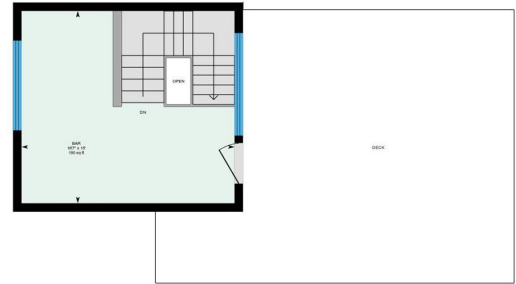
0 4 8 ft

PREPARED: 2024/04/02

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2003 27 Ave SW, Calgary, AB

3rd Floor: Exterior Area 285.19 sq ft
Interior Area 242.39 sq ft
Excluded Area 6.59 sq ft



0 3 6 ft

PREPARED: 2024/04/02

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2003 27 Ave SW, Calgary, AB

Basement (Below Grade): Exterior Area 988.25 sq ft
Interior Area 880.98 sq ft



0 4 8 ft

PREPARED: 2024/04/02

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