



THE
A-TEAM

**RE/MAX
FIRST**

58 27 Avenue, Calgary T2S 2X8

MLS®#: **A2161605**

Area: **Erlton**

Listing Date: **09/06/24**

List Price: **\$599,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1911**
Lot Information
Lot Sz Ar: **2,368 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,143**
Low Sqft:
Ttl Sqft: **1,143**

DOM

12
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **1 and Half Storey**

Parking

Ttl Park: **0**
Garage Sz:

Access:

Lot Feat: **Back Yard, Landscaped, Level, Rectangular Lot, Views**
Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance, Private Yard**

Construction: **Wood Frame, Wood Siding**
Flooring: **Concrete, Hardwood, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Built-in Features, Quartz Counters, See Remarks, Soaking Tub, Storage, Wood Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Dining Room	Main	14`6" x 11`11"
Kitchen	Main	17`5" x 9`8"	Living Room	Main	11`1" x 13`1"
4pc Bathroom	Second		Bedroom	Second	9`10" x 9`9"
Bedroom - Primary	Second	17`3" x 12`3"	4pc Bathroom	Basement	
Game Room	Basement	15`10" x 33`7"	Storage	Basement	10`1" x 3`6"
Furnace/Utility Room	Basement	7`0" x 10`4"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

2865AC

Remarks

Pub Rmks:

Embrace the special charm that comes with living in a peaceful, inner city river community. This classic 1.5-storey oasis is full of character with its bold green exterior, white trim and brick chimney facade, and has been lovingly maintained over the years with a genuine pride of ownership throughout. Ideally located in one of city's most historic neighbourhoods nestled between the Elbow River and the Calgary Stampede Grounds. The welcoming south-facing front porch overlooks a beautifully landscaped yard, and is the perfect place to enjoy the sounds of nature and interact with friendly faces in the community. The spacious main floor opens up to a wood ledge detail by the main entrance and unique stair railing feature, with the front living and connected dining room both illuminated by sunlight against the gleaming hardwood floors. An efficient kitchen has been renovated to offer both function and style, with tiled backsplash, quartz counters, and upgraded stainless steel appliances. From here you can go directly outside via a newer shaded patio area designed for BBQing, set against an impressively large private backyard scattered with mature trees and equipped with a huge storage shed. On the second floor is the primary bedroom with south facing windows, painted concrete flooring, a portable A/C unit, a built-in closet/wardrobe system and an additional closet space. The second bedroom overlooks the backyard, and both rooms boast cozy angled ceiling details. The full bathroom upstairs adds to the home's eclectic personality with a funky burgundy claw foot bathtub. Down below, the fully finished basement is incredibly versatile, with a large family/recreation room, and includes polished concrete floors, an open beam ceiling, and a full 4 piece bathroom. The private side door accesses both the main floor and basement level, providing potential for a future rental opportunity. Additional highlights include spray foamed rim joists in the basement, updated electrical, high efficiency furnace, and hot water tank in 2013, along with a new roof in 2018 and a new washer and dryer. Erlton is an exceptionally safe and quiet neighbourhood known for being pedestrian-oriented, family-friendly, and conveniently adjacent to all of the action and amenities within Mission. Enjoy Rocky Beach, Roxboro Off-leash dog park, the Elbow River Pathway Network, and the world class facilities found at MNP Community & Sport Centre -- all within minutes from your front door! Get anywhere you need to be, with quick and easy access to multiple nearby transit stations and McLeod Trail. This home is truly a gem in the heart of the city.

Inclusions:
Property Listed By:

**Bar Fridge, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Portable A/C
CIR Realty**

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









