



THE
A-TEAM

**RE/MAX
FIRST**

1617 27 Avenue #2, Calgary T2T1G7

MLS®#: **A2163353**

Area: **South Calgary**

Listing Date: **09/05/24**

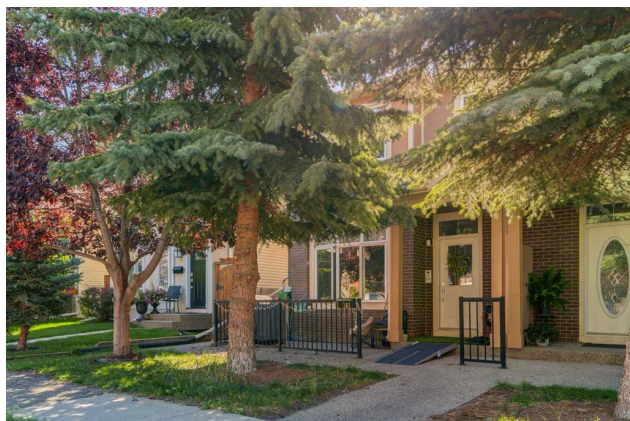
List Price: **\$589,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2008**

Lot Information

Lot Sz Ar: **6,243 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,244**
Low Sqft:
Ttl Sqft: **1,244**

DOM

13
Layout
Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Low Maintenance Landscape,Interior Lot**
Park Feat: **Garage Door Opener,Garage Faces Rear,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Private Entrance**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Central Vacuum**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 4`11"
Kitchen	Main	9`1" x 12`2"
4pc Ensuite bath	Upper	7`5" x 8`11"
Bedroom	Upper	13`1" x 10`9"
3pc Bathroom	Basement	7`5" x 4`11"
Game Room	Basement	15`8" x 16`5"

Room	Level	Dimensions
Dining Room	Main	9`2" x 15`0"
Living Room	Main	16`7" x 23`11"
4pc Ensuite bath	Upper	5`1" x 8`6"
Bedroom - Primary	Upper	15`7" x 14`1"
Bedroom	Basement	12`10" x 15`0"

Legal/Tax/Financial

Condo Fee:
\$248

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **0810931**

Remarks

Pub Rmks: **Welcome home to this beautiful 3 bedroom 3.5 bath townhouse in South Calgary! Located right in between both the shops of Marda Loop as well as 17th avenue and downtown makes this location hard to beat. This home has just been freshly painted and has newly refinished hardwood floors and is in immaculate condition. On the main floor you have two separate entrances leading you to an open concept floorplan with 9' ceilings featuring your living room with gas fireplace, dining area, half bath and kitchen with granite counters, a breakfast bar, corner pantry and stainless steel appliances. On the upper level of this home you have two large bedrooms each featuring their own walk in closets and 4 piece ensuites and large windows letting in an abundance of natural light. You will also find your laundry on this upper level. The lower level of this home is fully finished with a massive recreation room as well as an additional bedroom with its very own 3 piece ensuite. Rounding out this home you have a beautiful private back patio to enjoy those warm summer evenings. Park in the detached garage where there is one space reserved just for you. Additional parking includes a reserved visitor stall in the back of the complex as well as an abundant amount of street parking.**

Inclusions: **NA**
Property Listed By: **RE/MAX Real Estate (Central)**

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