

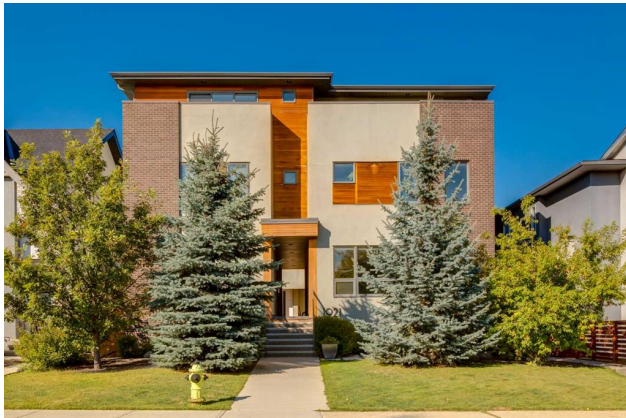


THE
A-TEAM

**RE/MAX
FIRST**

1921 27 Street #103, Calgary T3E 2E6

MLS®#: **A2166592** Area: **Killarney/Glengarry** Listing Date: **09/19/24** List Price: **\$624,900**
 Status: **Active** County: **Calgary** Change: **-\$15k, 08-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2017**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Landscaped**
 Park Feat: **Stall,Underground**

Finished Floor Area

Abv Sqft: **1,873**
 Low Sqft:
 Ttl Sqft: **1,873**

DOM

29
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Rubber**
 Heating: **In Floor,Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Garburator,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Built-in Features,Central Vacuum,Closet Organizers,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`7" x 10`0"
Dining Room	Main	9`0" x 9`0"
Foyer	Main	9`6" x 7`9"
Bonus Room	Upper	11`5" x 8`4"
Walk-In Closet	Upper	5`6" x 2`9"
Walk-In Closet	Upper	5`6" x 2`9"
Laundry	Upper	4`11" x 4`9"

Room	Level	Dimensions
Kitchen	Main	19`8" x 9`1"
Pantry	Main	3`11" x 3`6"
2pc Bathroom	Main	6`7" x 2`5"
Bedroom	Upper	11`4" x 10`10"
Bedroom	Upper	11`4" x 10`4"
4pc Bathroom	Upper	8`3" x 7`6"
Furnace/Utility Room	Upper	6`8" x 4`11"

Bedroom - Primary
5pc Ensuite bath

Upper
Upper

13`2" x 12`3"
11`11" x 9`11"

Walk-In Closet
Balcony
Legal/Tax/Financial

Upper
Upper

9`10" x 8`7"
22`8" x 6`3"

Condo Fee:
\$448

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **1711695**

Remarks

Pub Rmks: **Welcome to this contemporary 3 level, 3 bedroom, 1,873 sq ft townhome located in Killarney/Glengarry, close to the vibrant downtown core. The brick and wood exterior with trees out front welcomes you inside to the sleek and bright main floor, with modern white cabinetry, quartz countertops, garburator, a gas range, and luxury vinyl plank flooring in the kitchen. Ample storage is provided with lots of drawer and cupboard space, and a pantry. The island seats 4, and family style seating can be enjoyed in the dining area, with plenty of natural lighting from the large window. Spend weekend mornings in the cozy family room with the ambient fireplace. A half bathroom is located on this floor, and includes tiled flooring and an apron style sink. Additional features are built-in speakers and deck access with natural gas hookup off the kitchen. The bonus room on the second floor is perfect for an office or play area, and the two bedrooms on this floor feature large windows and provide the options of a guest room or office. The full bathroom and spacious laundry room with storage and a window are also on the second floor. On the third level, the primary bedroom features a large, private balcony, where you can relax and enjoy your morning coffee or evening wine in a peaceful outdoor setting. The 3-panelled balcony glass doors provide an abundance of natural light. The spacious walk-in closet includes built-in drawers/shelving for your organizational needs, and the built-in speakers are a fun addition. The ensuite includes heated tiled flooring, soaker tub, glass door shower, and dual sinks. Additionally, there is a shared courtyard attached to the building, heated underground parking, and a storage area. Located in a well-managed building, this townhome is just steps away from local coffee shops, restaurants, and public transit on 17th Avenue. There is a nearby Aquatics and Rec Centre and yoga studio, and the LRT is conveniently within walking distance. With its central location and nearby parks, you'll enjoy the best of both urban and natural amenities.**

Inclusions:
Property Listed By: **Built-In Speakers**
eXp Realty

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

