

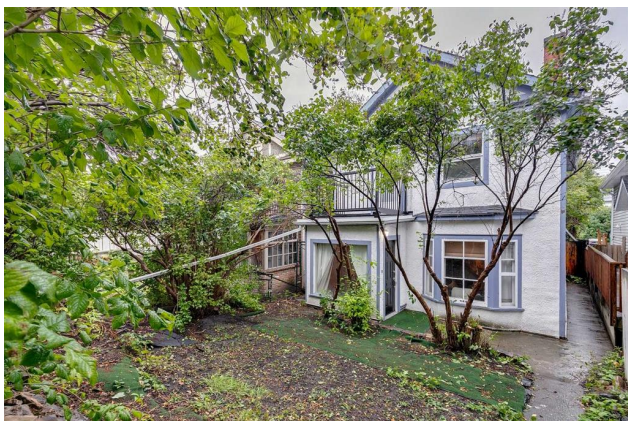


THE
A-TEAM

**RE/MAX
FIRST**

1811 27 Avenue, Calgary T2T 1H2

MLS®#: **A2167295** Area: **South Calgary** Listing Date: **09/23/24** List Price: **\$650,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1910**
Lot Information
 Lot Sz Ar: **3,121 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,286**
 Low Sqft:
 Ttl Sqft: **1,286**

DOM

121
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Landscaped,Rectangular Lot**
 Park Feat: **220 Volt Wiring,Additional Parking,Carport,Single Garage Detached,Workshop in Garage**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),See Remarks,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`8" x 4`11"
Kitchen	Main	8`7" x 17`3"
4pc Bathroom	Second	10`2" x 5`8"
Bedroom	Second	10`3" x 12`10"
Game Room	Basement	17`2" x 11`4"
Furnace/Utility Room	Basement	16`3" x 9`1"

Room	Level	Dimensions
Dining Room	Main	10`2" x 14`9"
Living Room	Main	11`5" x 15`8"
Bedroom	Second	8`8" x 10`7"
Bedroom - Primary	Second	15`4" x 10`0"
Storage	Basement	16`2" x 11`9"
Other	Main	11`9" x 17`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
M-C1

4479P

Remarks

Pub Rmks:

**** Open House, Saturday, Jan 18, 12-4pm** Nestled in the sought-after community of South Calgary, this beautifully restored 1910 two-story home offers a blend of historic charm and modern upgrades. Situated on a quiet, street yet close to amenities. The main level boasts an open layout, with a converted electric fireplace, stained glass windows, and wood stair rails, reflecting the authentic character of this century gem. Recent updates include cork flooring, complemented by ceramic tiles in high-traffic areas, creating a seamless flow. The kitchen features luxurious granite countertops, an anthracite undermount sink, and premium faucets. Large windows envelop the entire floor, and a cozy fireplace in the family room serves as the heart of the home, while the adjacent dining area is perfect for hosting intimate dinner parties. Upstairs, the Master Bedroom opens to a private balcony, offering a peaceful retreat with views of your private treed yard. Two additional bedrooms and a stylish 4-piece bathroom, featuring upgraded plumbing and fixtures, complete the upper level with rich, dark hardwood floors. The backyard provides an oasis, with a large deck w/ fireplace for outdoor entertaining, lush greenery, and easy access to the carport (accommodates an RV) and a single garage. Above the garage, a bright studio space awaits, perfect for artists, hobbyists, or a versatile workshop including 240v electrical. This home is rare for the price, marrying timeless craftsmanship with thoughtful modern improvements. Don't miss your opportunity to own a piece of Calgary's history.**

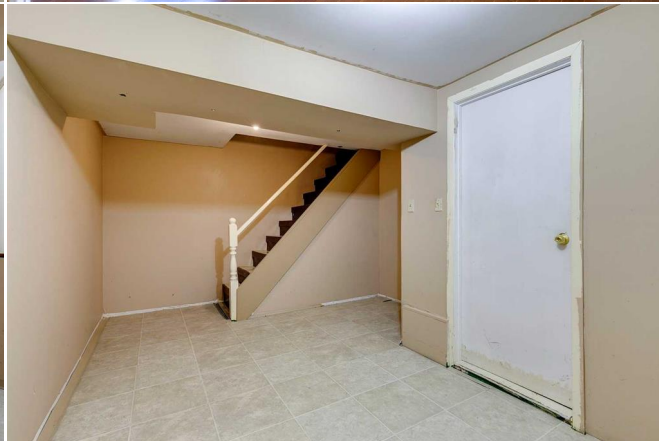
Inclusions:
Property Listed By:

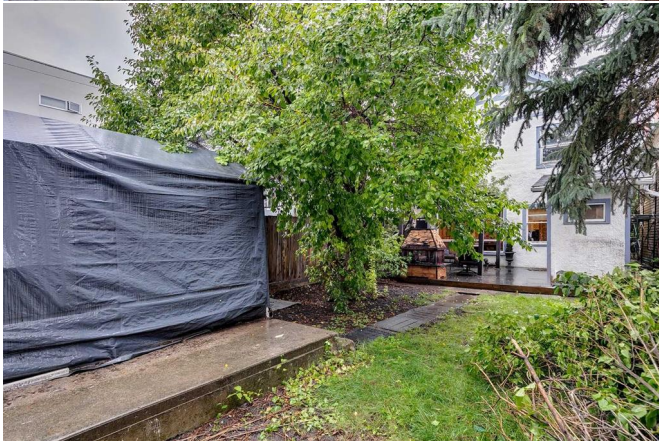
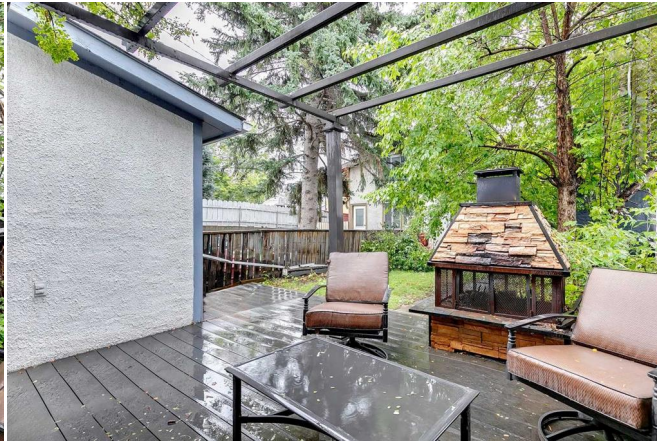
N/A
Real Broker

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









1811 27 Ave SW, Calgary, AB

Main Floor
 Exterior Area 695.93 sq ft
 Interior Area 654.93 sq ft
 Excluded Area 1.52 sq ft



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

1811 27 Ave SW, Calgary, AB

1st Floor
 Exterior Area 567.89 sq ft
 Interior Area 554.81 sq ft
 Excluded Area 0.03 sq ft



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1811 27 Ave SW, Calgary, AB

Basement (Below Grade)
 Exterior Area 103.87 sq ft
 Interior Area 162.52 sq ft
 Excluded Area 262.87 sq ft



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