



THE
A-TEAM

**RE/MAX
FIRST**

1916 27 Avenue, Calgary T2T 1H3

MLS®#: **A2171814** Area: **South Calgary** Listing Date: **10/10/24** List Price: **\$1,149,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **6,243 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **2,055**
 Low Sqft:
 Ttl Sqft: **2,055**

DOM

8
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line,Private Entrance,Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Refrigerator,Tankless Water Heater,Washer,Window Coverings**
 Int Feat: **Double Vanity,French Door,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Tankless Hot Water,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	10`9" x 11`2"	Kitchen	Main	20`0" x 15`11"
Foyer	Main	9`3" x 8`7"	2pc Bathroom	Main	6`0" x 4`10"
Living Room	Main	14`6" x 20`1"	Furnace/Utility Room	Basement	11`10" x 8`6"
Bedroom	Basement	13`0" x 10`0"	4pc Bathroom	Basement	10`3" x 5`1"
Other	Basement	13`2" x 10`1"	Game Room	Basement	17`10" x 19`2"
Bedroom	Second	15`7" x 10`3"	Bedroom	Second	14`1" x 10`8"
4pc Bathroom	Second	6`11" x 9`0"	Laundry	Second	5`2" x 9`0"
Walk-In Closet	Second	7`0" x 9`1"	Bedroom - Primary	Second	14`0" x 12`11"
5pc Ensuite bath	Second	17`0" x 8`8"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

4479P

Remarks

Pub Rmks: **Welcome to this breathtaking inner-city luxury infill, offering nearly 3,000 sq ft of refined living space in the heart of one of Calgary's most sought-after communities. Built by Willow Haven Designer Homes in 2021, this 3+1 bedroom, 2-storey walkout home is steps away from the vibrant Marda Loop shopping district. With its modern farmhouse aesthetic and thoughtful design, this home seamlessly blends luxury and warmth. As you step inside, you'll be greeted by 10 ft ceilings, stunning engineered hardwood flooring, and an abundance of natural light streaming through large windows, creating a bright and welcoming ambiance. The gourmet kitchen, a true chef's dream, features sleek quartz countertops, custom cabinetry, a massive 13 ft island, and a premium stainless steel appliance package with a full-sized fridge/freezer duo. The open-concept layout flows effortlessly into the elegant living room, centered around a stylish fireplace with built-in speakers for an immersive experience. Sliding glass doors open to an oversized deck, making it the perfect space for entertaining or simply enjoying the serene surroundings. Upstairs, 9 ft ceilings continue into the master retreat, where you'll find a walk-in closet and a spa-inspired 5-piece ensuite complete with dual sinks, a freestanding soaker tub, an elegant glass-enclosed shower, and in-floor heating for ultimate comfort. Two additional spacious bedrooms offer ample closet space and share a chic 4-piece bath. The convenience of an upper-floor laundry room with built-in storage and a sink adds to the home's practicality. The fully developed walkout basement offers even more space to relax and entertain, featuring a large family/media room with a wet bar, a fourth bedroom with a walk-in closet, and access to a covered patio for outdoor enjoyment. With central air conditioning, upgraded lighting fixtures, and a double detached garage, this sun-drenched home radiates luxury and quality throughout. The beautifully crafted, light-filled home exudes quality and luxury, perfectly situated close to parks, top schools, shopping, and convenient downtown access. Don't miss this opportunity and message your favorite realtor for your private showing today!**

Inclusions: **N/A**
Property Listed By: **Town Residential**

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











