

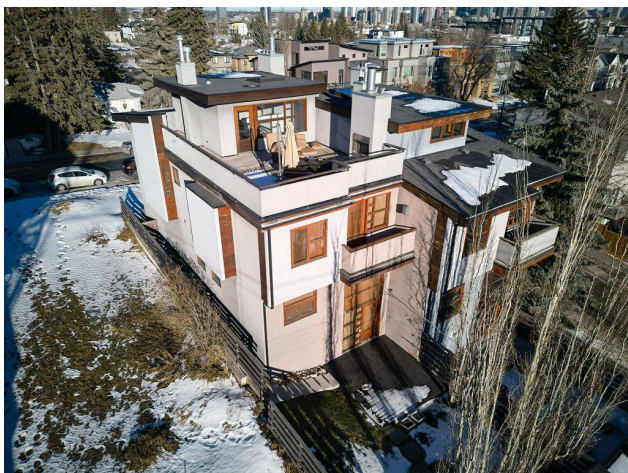


THE
A-TEAM

**RE/MAX
FIRST**

2003 27 Avenue, Calgary T2T 1H6

MLS® #: **A2184980** Area: **South Calgary** Listing Date: **01/02/25** List Price: **\$998,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2007**
 Lot Information
 Lot Sz Ar: **3,121 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,453**
 Low Sqft:
 Ttl Sqft: **2,453**

DOM

7
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 and Half Storey,Side by Side**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard,Lawn,Landscaped,Street Lighting,Rectangular Lot,Sloped,Views**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle,Rolled/Hot Mop**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard,Storage**
 Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Gas Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Skylight(s),Storage,Track Lighting,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	20`1" x 22`3"	Kitchen	Main	12`6" x 24`4"
Dining Room	Main	7`7" x 13`2"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Upper	10`3" x 13`8"	Bedroom	Upper	9`6" x 15`9"
Bedroom - Primary	Upper	20`1" x 20`11"	3pc Bathroom	Upper	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"	Loft	Upper	15`2" x 16`9"

Game Room
Furnace/Utility Room

Basement
Basement

21`5" x 19`6"
7`2" x 8`3"

Bedroom
4pc Bathroom
Legal/Tax/Financial

Basement
Basement

11`2" x 19`2"
0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

4479P

Zoning:
R-CG

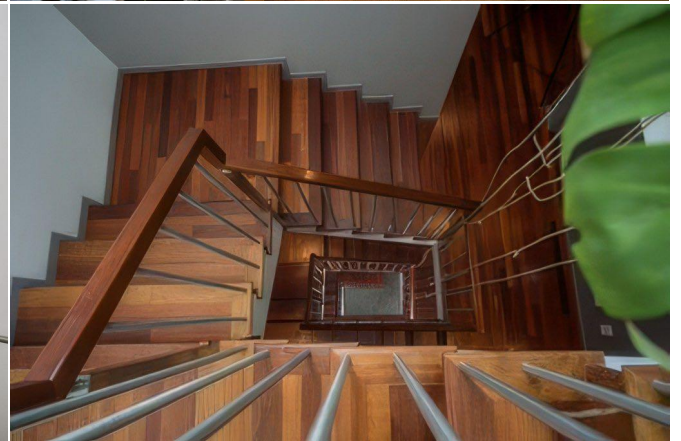
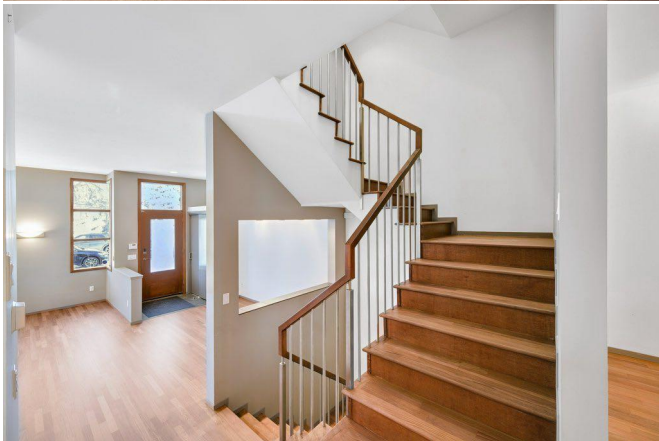
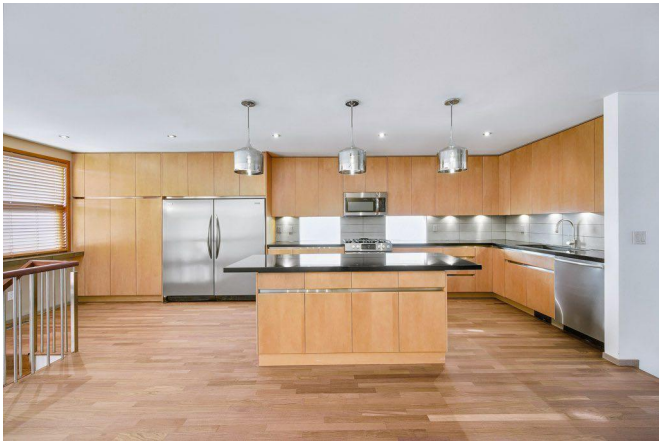
Remarks

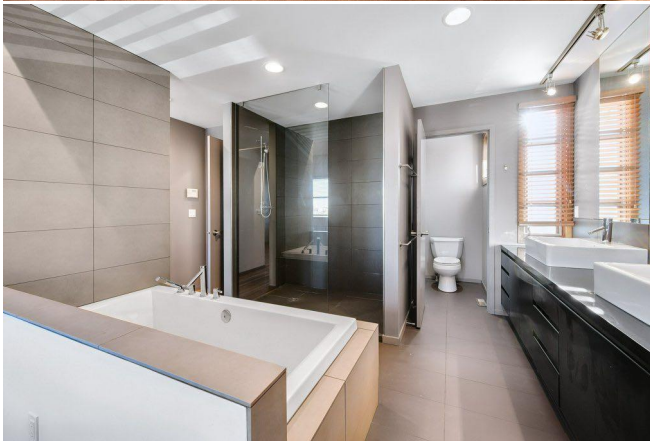
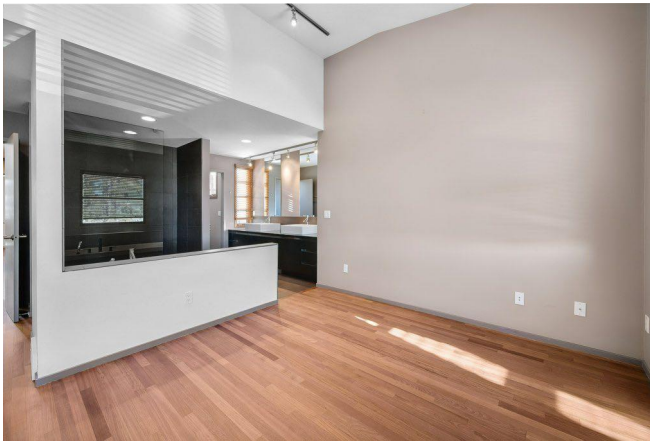
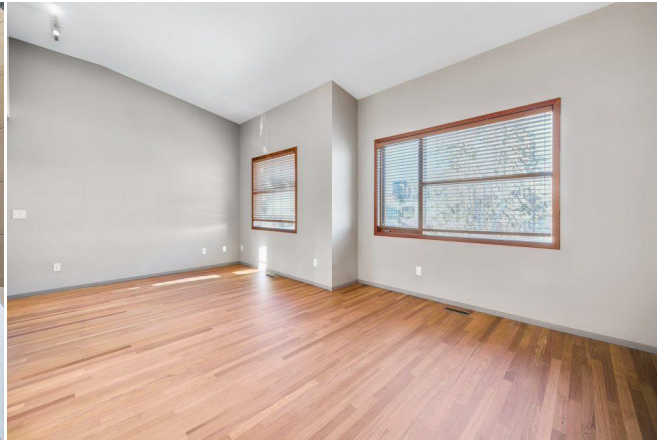
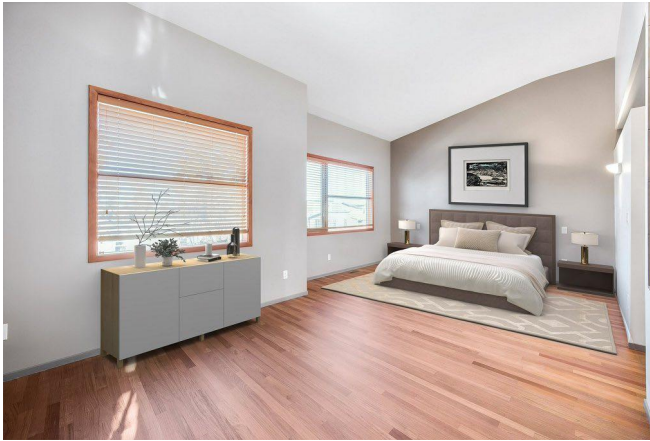
Pub Rmks: *****OPEN House Sat Jan 11th from 1-4pm***Welcome to Marda Loop! This cool contemporary 2.5 Storey home in South Calgary is a unique 4 bedroom | 3.5 bathroom + LOFT + outdoor rooftop PATIO. It offers beautiful aesthetics, functionality + stunning design. There's fantastic level variances, tied together with beautifully REFINISHED hardwood flooring and fir framed windows. European kitchen which features flat panel cabinetry, granite countertops and stainless steel appliances including a Bosch Gas Range. The spacious Primary suite has vaulted ceilings and an amazing 5pce integrated ensuite. The 3pce bathroom, laundry room and two bedrooms, one with a personal balcony, complete the second level. The third level LOFT boasts a massive rooftop patio including outdoor FURNITURE, has a wood burning fireplace as well as north + south views capturing panoramic views of downtown and the rolling terrain, all year round! The basement is fully finished with high ceilings, holds a Recreation-Family room including the ARCADE Game, a 4pce bathroom, fourth bedroom and two stairwell access points, very clever! Additional elements include a double detached garage, 10 foot ceilings, a modern colour palette, central air conditioning, refinished HW floors, new flat ROOF, freshly painted interior + back deck and so much more. Come take a peak!**

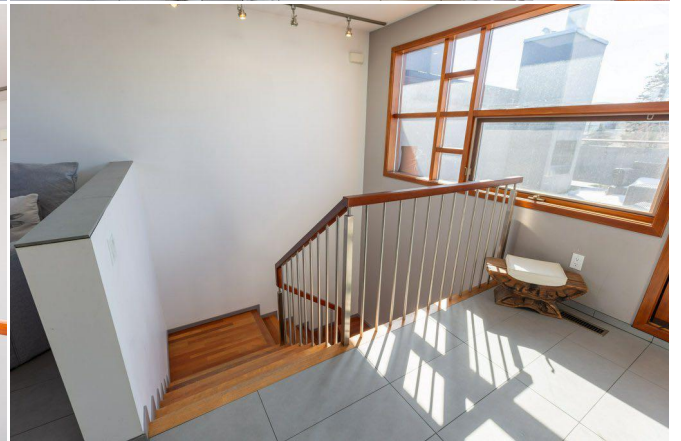
Inclusions:
Property Listed By: **eXp Realty**

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

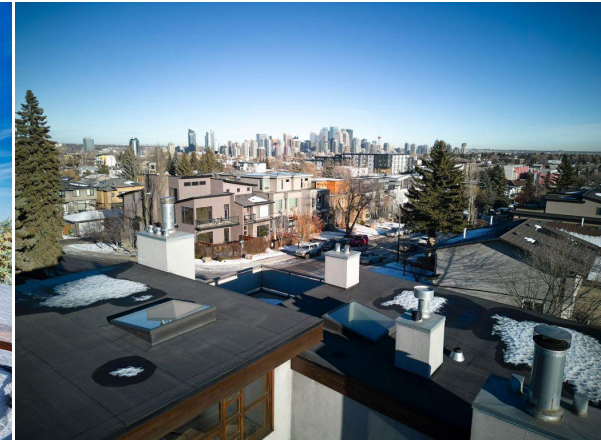












2003 27 Ave SW, Calgary, AB

2nd Floor Exterior Area 1114.29 sq ft
Interior Area 1013.52 sq ft
Excluded Area 8.56 sq ft



PREPARED: 2024/12/14



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

2003 27 Ave SW, Calgary, AB

Main Floor Exterior Area 987.32 sq ft
Interior Area 898.09 sq ft
Excluded Area 22.87 sq ft



PREPARED: 2024/12/14



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

2003 27 Ave SW, Calgary, AB

Basement (Below Grade) Exterior Area 576.80 sq ft
Interior Area 888.89 sq ft



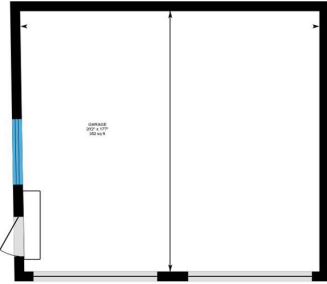
PREPARED: 2024/12/14



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2003 27 Ave SW, Calgary, AB

Garage Excluded Area 351.62 sq ft



0 2 4 ft

PREPARED: 2024/12/14



While figures are excluded from total floor area in RESIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.