



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2213 27 Street, Calgary T2B 0P9**

MLS®#: **A2186022**

Area: **Southview**

Listing Date: **01/07/25**

List Price: **\$599,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1945**

Lot Information

Lot Sz Ar: **6,598 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard**  
Park Feat: **Double Garage Detached**

DOM

**25**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt**  
Heating: **Central**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**  
Flooring: **Ceramic Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**  
Int Feat: **Bookcases,No Animal Home,No Smoking Home**  
Utilities:

Room Information

| Room                     | Level         | Dimensions           |
|--------------------------|---------------|----------------------|
| <b>2pc Bathroom</b>      | <b>Main</b>   | <b>5`7" x 5`0"</b>   |
| <b>Bedroom</b>           | <b>Second</b> | <b>11`9" x 12`9"</b> |
| <b>Bedroom - Primary</b> | <b>Second</b> | <b>14`6" x 18`3"</b> |
| <b>Dining Room</b>       | <b>Main</b>   | <b>6`4" x 14`2"</b>  |
| <b>Living Room</b>       | <b>Main</b>   | <b>17`6" x 19`5"</b> |

| Room                    | Level         | Dimensions            |
|-------------------------|---------------|-----------------------|
| <b>4pc Ensuite bath</b> | <b>Second</b> | <b>9`3" x 8`0"</b>    |
| <b>Bedroom</b>          | <b>Second</b> | <b>11`11" x 12`9"</b> |
| <b>Walk-In Closet</b>   | <b>Second</b> | <b>8`1" x 6`2"</b>    |
| <b>Kitchen</b>          | <b>Main</b>   | <b>11`2" x 18`5"</b>  |
| <b>3pc Bathroom</b>     | <b>Second</b> | <b>9`3" x 9`6"</b>    |

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**5954GK**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Beautiful two story home situated on a quiet, tree-lined street. Featuring large living area is bright and open with lots of , natural sunlight. The main floor has open kitchen with eating area, 2pc bathroom, living room and laundry room. Upstairs, the master suite offers a true retreat with a generous walk-in closet and a large bathroom. Step out onto the private balcony from the master bedroom. Two additional bedrooms and 3pc bathroom. Large detached double garage and a spacious driveway, Conveniently located just minutes from 17 Ave SE downtown and Deerfoot, Blackfoot. Located close to shopping, schools, and recreational facilities.**

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

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







