

2006 27 Avenue, Calgary T2T 1H5

MLS®#: **A2186537** Area: **South Calgary** Listing **01/10/25** List Price: **\$1,299,900** 

Status: Active County: Calgary Change: None Association: Fort McMurray

Date:

Access:

 General Information
 DOM

 Prop Type:
 Residential
 12

 Sub Type:
 Semi Detached (Half
 Layout

Duplex)Finished Floor AreaBeds:4 (3 1 )

 City/Town:
 Calgary
 Abv Sqft:
 2,270
 Baths:
 4.0 (3 2)

 Year Built:
 2018
 Low Sqft:
 Style:
 3 Storey,Side by Side

Lot Information Ttl Sqft: 2,270

Lot Sz Ar: 3,121 sqft
Lot Shape: Parking

Ttl Park: 2
Garage Sz: 2

Lot Feat: Back Lane,Back Yard,Dog Run Fenced In,Gazebo,Front Yard,Low Maintenance Landscape,Landscaped,See

Remarks, Views

Park Feat: **Double Garage Detached,Insulated** 

## **Utilities and Features**

Roof: Asphalt Shingle Construction:

Heating: Forced Air, Natural Gas Stone, Stucco, Wood Frame

Sewer:

Ext Feat: Private Yard Carpet,Hardwood,Tile

Water Source: Fnd/Bsmt:

Flooring:

**Poured Concrete** 

Kitchen Appl: Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Humidifier,Microwave,Range Hood,Refrigerator,Washer,Window Coverings
Int Feat: Bookcases,Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,Low Flow Plumbing Fixtures,Open

Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

Utilities:

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Room	Inform	ation

Room	<u>Level</u>	<u>Dimensions</u>	Room	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	10`6" x 6`4"	Dining Room	Main	10`6" x 13`2"
Living Room	Main	14`8" x 13`0"	Kitchen With Eating Area	Main	19`4" x 13`0"
Laundry	Second	7`5" x 6`0"	Media Room	Third	23`5" x 13`5"
Family Room	Lower	14`5" x 12`0"	Mud Room	Lower	8`8" x 6`5"
Furnace/Utility Room	Lower	10`2" x 7`5"	Bedroom - Primary	Second	14`8" x 14`0"
Bedroom	Second	10`0" x 9`0"	Bedroom	Second	9`7" x 9`0"
Bedroom	Lower	14`8" x 11`0"	2pc Bathroom	Main	0`0" x 0`0"
6pc Ensuite bath	Second	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"
2pc Bathroom	Third	0`0" x 0`0"	3pc Bathroom	Lower	0`0" x 0`0"
•			Legal/Tax/Financial		
Title:		Zoning:			
Fee Simple		R-CG			
Legal Desc:	1910865				
3			Remarks		

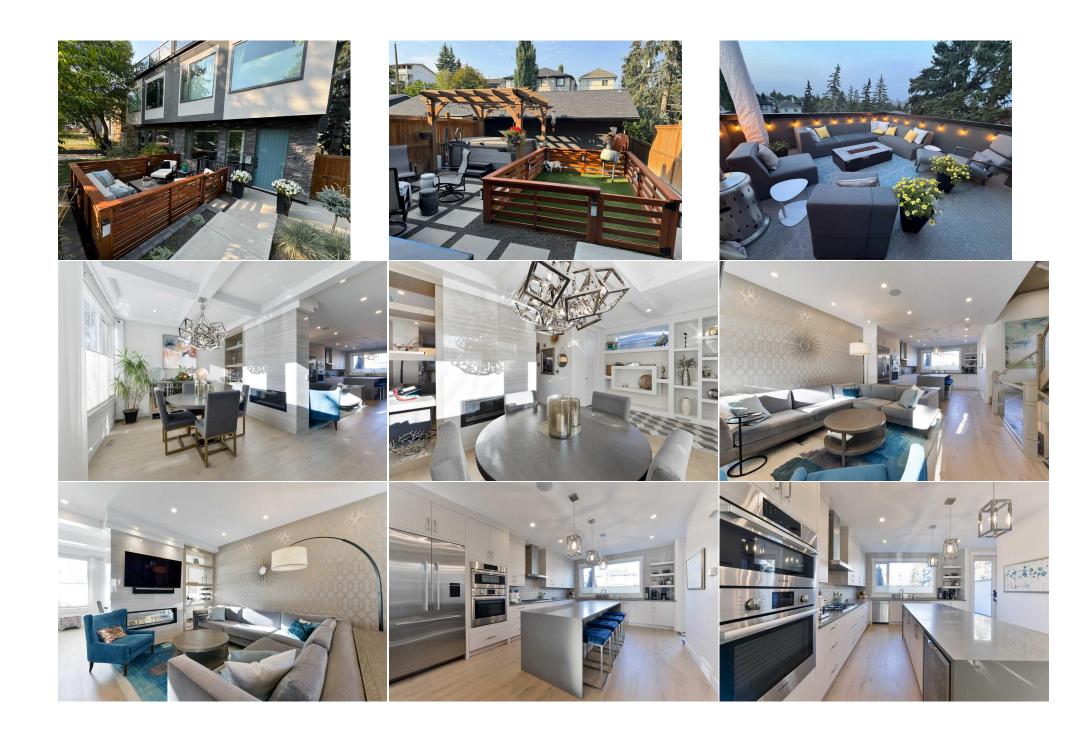
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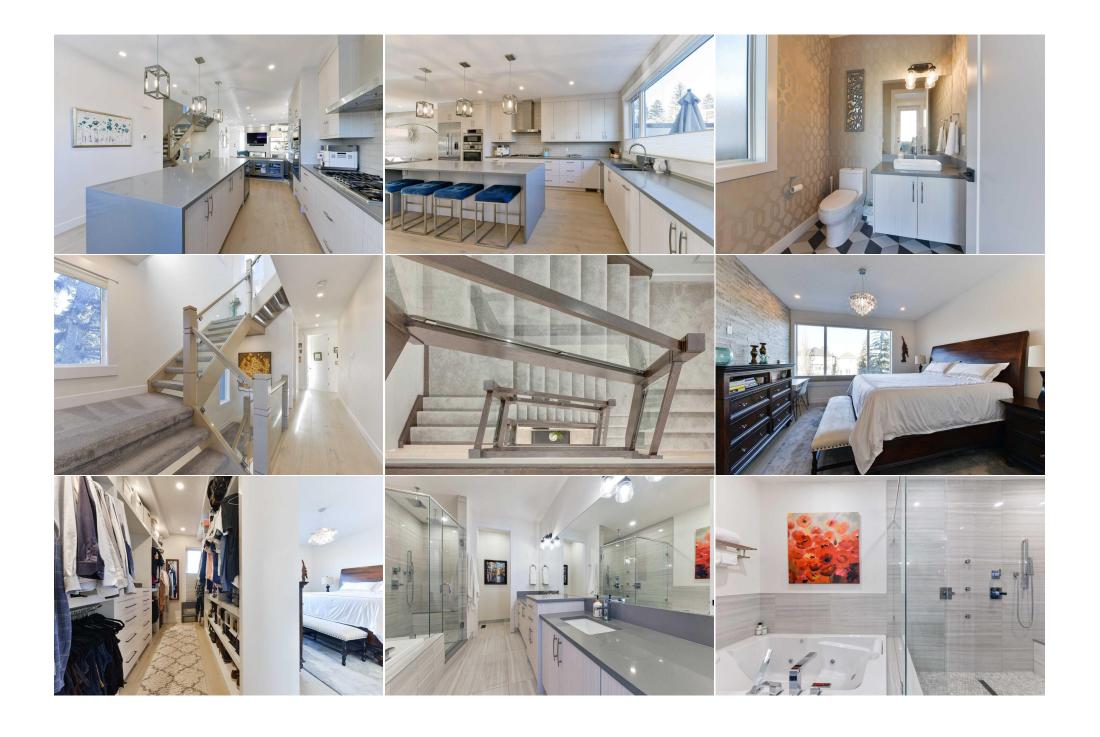
Gorgeous fully developed 3 storey walkout dream home in a prime South Calgary location with over 3000+ sq ft of custom living area. FIVE outdoor areas and stunning downtown views! An enclosed front patio with sunny south exposure offers the first of many outdoor gathering spaces while also creating a welcoming first impression. Inside this stylish, contemporary home is an open concept floor plan that is bathed in natural light highlighted by hand selected finishes, extensive custom millwork, chic hardwood floors, built-in speakers, central air conditioning and a lavish designer style. A double sided fireplace with built-ins in the frontfacing dining room bestows an inviting atmosphere for entertaining. The other side of the fireplace encourages you to put your feet up and relax in the warm and welcoming living room. Culinary adventures are inspired in the gourmet chef's kitchen featuring premium stainless steel appliances, a gas cooktop, quartz countertops, a plethora of full-height cabinets and a large centre water fall island with breakfast bar seating to informally convene around. Enjoy summer barbeques and time spent unwinding on the adjacent deck overlooking the tranguil vard. Ascend the open riser, glass railed staircase to the second bedroom level where the same hardwood floors are continued. The primary suite is an opulent oasis with an expansive custom large walk-in closet and a luxurious 6 piece ensuite boasting dual sinks, a jetted soaker tub, bidet and an oversized multi-head rain shower. Two additional bedrooms on this level share a chic barn door and the 4piece bathroom. Also handily on this level is an enclosed laundry room with built-ins and sink. A very rare fully plumbed 3rd level family room is an amazing extra space for downtime and entertaining with the added convenience of a wet bar and powder room. Flanking this level are 2 large patios for both sunsets and sunrises plus outstanding downtown and Calgary Tower views that are sure to be the envy of your quests. Gather in the rec room in the finished walkout lower level with heated floors. Connect over movie and games nights, then easily refill drinks and snacks at the second wet bar. A 4th bedroom and another full bathroom are perfect for quests or a home office. Walk out to the stunningly landscaped backyard. This serene outdoor space has it all - a negotiable hot tub underneath the quaint gazebo, a fenced in area for pets or kids to safely play and a covered patio to unwind all privately nestled behind the insulated and drywalled double detached garage complete with EV charger. This exceptional home is in a phenomenal location just blocks to numerous parks, playgrounds, tennis courts, a swimming pool, the summer farmer's markets, cafes, restaurants, bars and a variety of shopping options throughout trendy Marda Loop. Truly a stunning home in an unsurpassable location that needs to be seen to be fully appreciated! Too many features to list so an "additional features" sheet is available. Alarm/Security System, 3 wine/beverage fridges, EV Charger, Gazebo

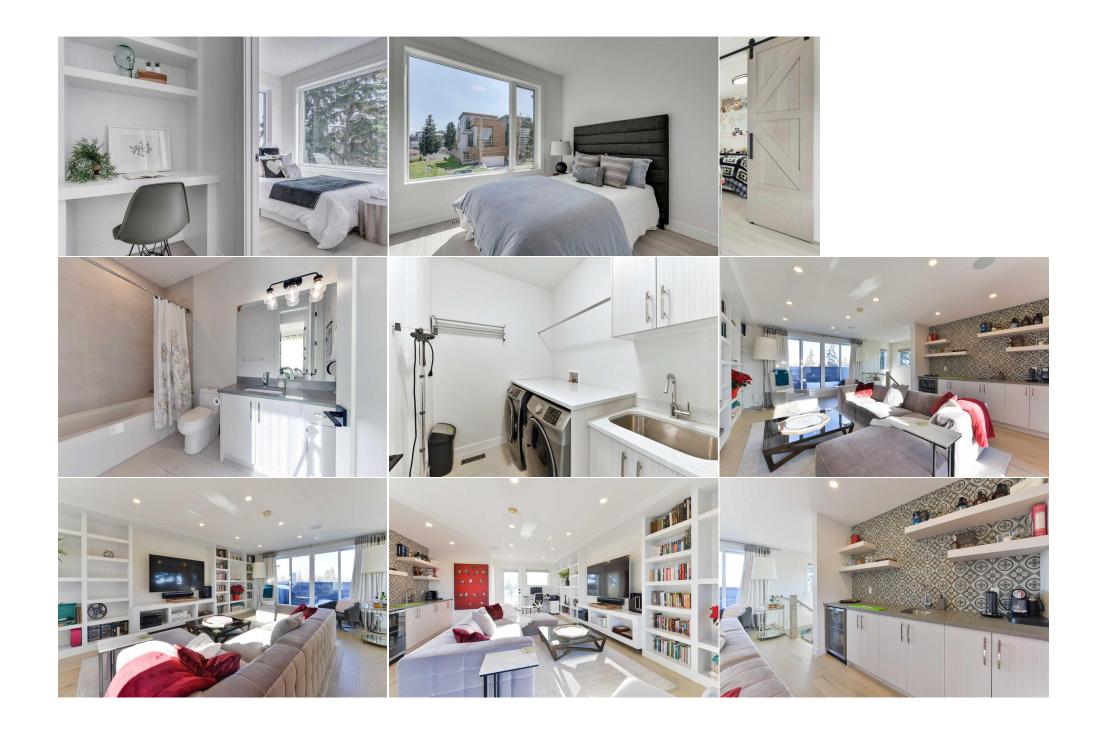
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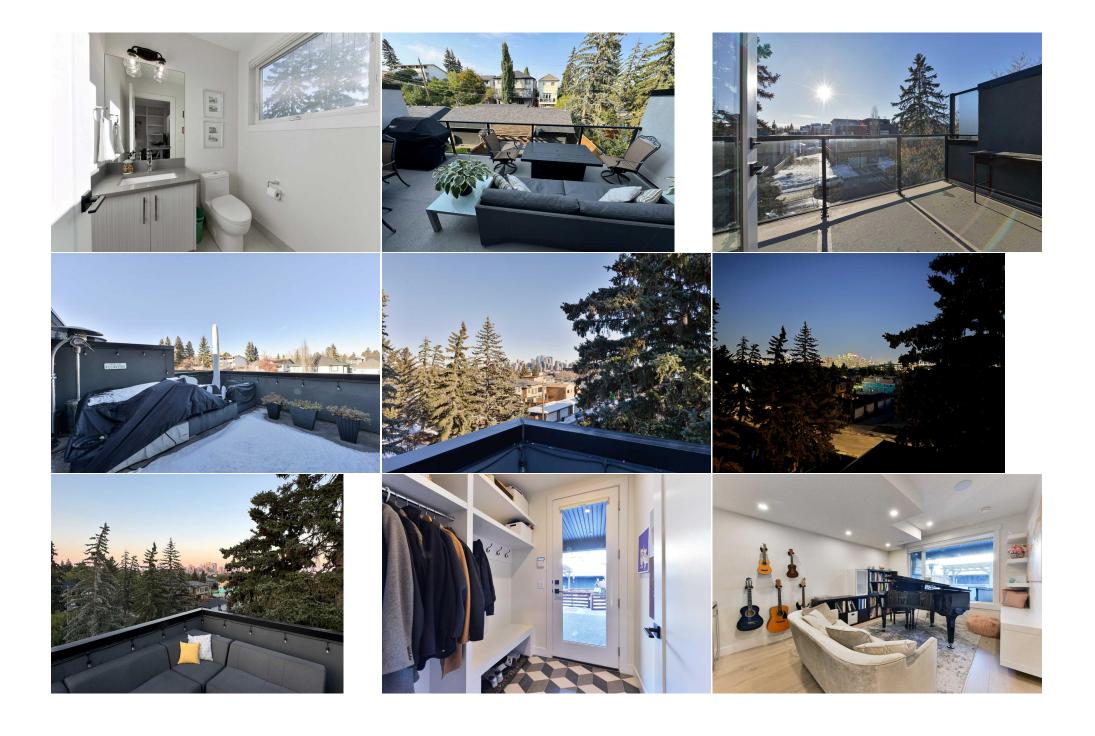
Property Listed By:

RE/MAX iRealty Innovations











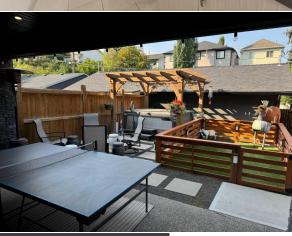












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<ul> <li>Scoutcher stunning lying areas</li> </ul>	
<ul> <li>Hot tub with selboater feature: \$25K iguote available</li> </ul>	
<ul> <li>Separate fence area for pets and kids to safely play</li> </ul>	

Features

3.000 s g, fs of storming custom bring area

Datensive appracles throughout

4 bedrooms

5 bedrooms

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the North and South ducks
Open riser stational with place saling and distreme handware.
LED not follow, access and understoning Soldrion.

LED per lights, accent and undercoating light
Fait relings
Privacy blinds
Extensive control millheark
Hardwood flooring shoughout
Builtin speakers on all 6 levels
Hand sefected finishes
Chic bern door
Chic bern door

Kelalam

High-end Booch appliances

Gas selekhip

Builth no over and microwave

Oversiand increased French door refrigerator with bottom freather

Frester

Gasts counterings

Water field-edge sland with breakfast har seating

Design constitution of the constitution of the

Main Level

Open floor plan bushed in natural light

Floor-to-ceiling davible-sided marble fregulare

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Floor-to-ceiling davible-sided marble fregulare

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Floor-to-ceiling pring poon with thic wallpaper

Besynthal provider snoon

Access to the upper-level deck overlooking the tranquil

Eligent lighting
 Covering invalidate animator, above storage options, and both peerly organizes
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Generously sized and bedroom with a built-in sech deak and adaptive felsels.
 Both with great height windows allowing lists of natural light to Signiful - Special buildoom.
 Laundry seam with a built, quartic countertops, and loads of stronge.
 That Grow!
 Hopp Rendy room with an entire wall of custom built-ins.

views

Ever Level

Fully finished walkaset

Feath of the second of the s

Mechanical

Cantrol ar conditioning

In-floor heading

Two high efficiency furnaces

Vacation and orunb sweep

Lecation

Minutes to outdoor recreation, including parks, playgrounds, tensis court. & aniansing pool passing superprises.
 A short stroll to the view and its expansive series pathways.
 Mare blocks to qualet calles, assert-electioning restaurants, bors, and boudique shapping.
 Menutes to downtrees.
 Early access to the mountains.



