



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1918 27 Street #2, Calgary T3E 2E5**

MLS® #: **A2197877**

Area: **Killarney/Glengarry**

Listing Date: **03/07/25**

List Price: **\$649,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Row/Townhouse**

City/Town:

**Calgary**

Year Built:

**2007**

Lot Information

Finished Floor Area

Abv Sqft:

**1,984**

Low Sqft:

Lot Sz Ar:

**6,996 sqft**

Ttl Sqft:

**1,984**

Lot Shape:

DOM

**7**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**3 (or more)  
Storey,Attached-Side  
by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Landscaped,Level**

**Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Lighting,Outdoor Grill**

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

Kitchen Appl: **Dishwasher,Electric Range,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,Crown Molding,Double Vanity,French Door,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,Natural Woodwork,Open Floorplan**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Condo Fee:  
**\$400**

Title: **Fee Simple**  
Fee Freq: **Monthly**

Zoning: **M-C1**

Legal Desc:	0710880	Remarks
Pub Rmks:	<p><b>Enjoy the convenience of maintenance-free living in this well-sized Brownstone inspired townhome, offering nearly 1,900 sq. ft. of living space across three levels. The entry-level includes a well-sized foyer and a private den, ideal for a home office. The main floor features hardwood floors, soaring nine-foot ceilings, and a cozy gas fireplace. The functional island kitchen is equipped with warm cabinetry, stainless steel appliances, and granite countertops—perfect for everyday living. Upstairs, you'll find three spacious bedrooms, including the primary suite with a walk-in closet and a private 5-piece ensuite. A versatile family/flex room adds additional space to relax or entertain. Stay comfortable year-round with central air conditioning and enjoy the unique courtyard-style complex, offering a fantastic view and a private outdoor space. Located just steps from 17th Avenue and with a quick commute to downtown, this home provides incredible value compared to newer builds. A well-managed and well-built property in a prime location—don't miss out!</b></p>	
Inclusions:	N/A	
Property Listed By:	Real Broker	

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







