

# \$825,000 - 1614 27 Avenue Sw, Calgary

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MLS® #A2261161

**\$825,000**

4 Bedroom, 3.00 Bathroom, 1,370 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

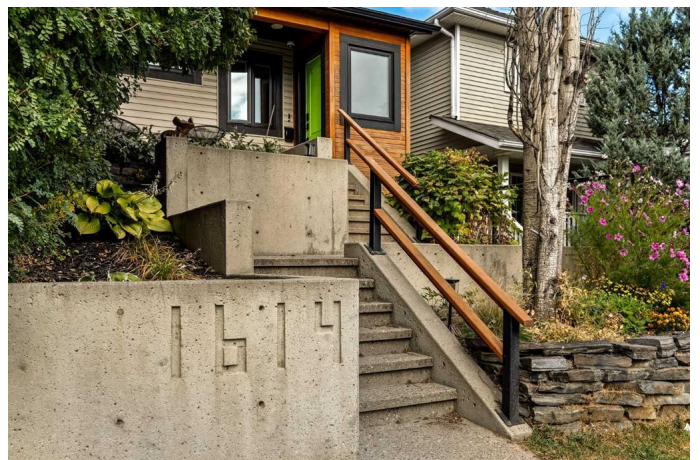
Welcome to this beautifully maintained home in the heart of South Calgary - just minutes from Marda Loop, 17th Avenue, the Beltline, and more.

As you arrive, youâ€™re greeted by charming curb appeal with mature trees, vibrant flower beds, and concrete accents guiding you up to the sun-filled front porch. From here, soak in the south-facing views that overlook the community below.

Enter inside to a bright, open-concept main floor where natural light flows seamlessly from front to back. The cozy front living area, complete with a gas fireplace, leads into the recently updated kitchen featuring stainless steel appliances, quartz counters, and a stylish new backsplash. Adjacent to the kitchen, the dining space easily accommodates family gatherings and entertaining, while the patio doors open to your private deck for indoor-outdoor living.

This home has been thoughtfully cared for, with brand-new windows installed this year and upgraded air conditioning for year-round comfort.

Upstairs, the primary retreat offers a 5-piece ensuite with dual vanities, plus the convenience of upstairs laundry. A second bedroom completes this level.



The fully developed lower level provides even more living space with a large rec room, wet bar, full bathroom, and two guest bedrooms. The walkout basement opens directly to the backyard, creating another perfect spot for relaxation.

Outside, enjoy a manicured lawn, raised garden beds, and a refinished upper deck overlooking the yard. The oversized double detached garage provides plenty of storage and privacy fencing completes this picture-perfect retreat. Book your showing today!

Built in 2005

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2261161    |
| Price          | \$825,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,370       |
| Acres          | 0.07        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1614 27 Avenue Sw |
| Subdivision | South Calgary     |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 1G6           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Dryer, Microwave Hood Fan, Oven, Refrigerator, Stove(s), Washer, Window Coverings                                                   |
| Heating           | Forced Air, Natural Gas                                                                                                                         |
| Cooling           | Central Air                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                               |
| Fireplaces        | Gas                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Finished, Full, Walk-Out                                                                                                                        |

## Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Garden, Private Yard     |
| Lot Description   | Back Yard, Front Yard, Garden, Landscaped, Lawn |
| Roof              | Asphalt Shingle                                 |
| Construction      | Cedar, Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 5                 |
| Zoning         | MC-1              |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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