

\$929,000 - 1615 27 Avenue Sw, Calgary

MLS® #A2229542

\$929,000

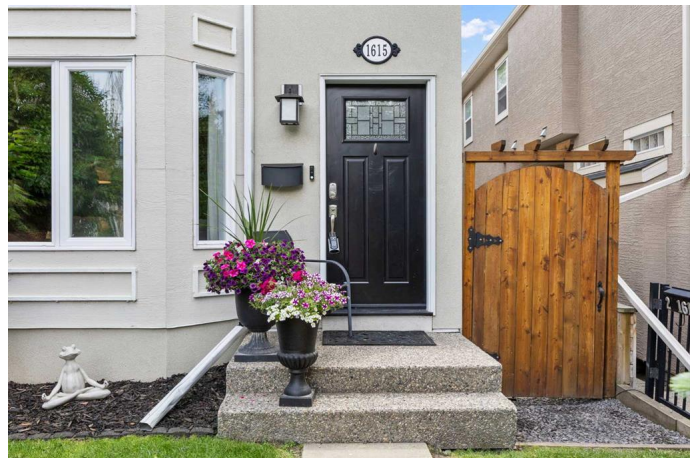
3 Bedroom, 4.00 Bathroom, 1,882 sqft
Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Nestled in one of Calgary's most sought-after inner-city neighborhoods, this beautifully maintained detached two-storey home offers the perfect blend of comfort, convenience, and style. Just steps from vibrant 17th Avenue, the boutique shops of Marda Loop, top-tier restaurants, walking distance to the South Calgary Pool, and a selection of schools (Richmond, Mount Royal, Western Canada High, and William Reid), the location truly can't be beat.

Inside, the home offers 3 bedrooms upstairs, including a spacious primary retreat with an oversized closet and 5-piece ensuite, featuring a soaker tub, stand alone shower and double vanity. The front bedroom impresses with its generous size, oversized windows, and a full walk-in closet, while the third bedroom is ideal for kids, guests, or a home office. A stylish 4-piece bathroom completes the upper level.

The main floor exudes warm, comfortable luxury with a bright living area featuring a gas fireplace, ambient lighting, and an included Frame TV. The elegant dining space is adorned with custom millwork and easily accommodates large gatherings. The updated kitchen is a showstopper, featuring refinished maple cabinetry, quartz countertops, stainless steel appliances, and a charming built-in breakfast nook. Sliding doors lead to a sun-drenched south-facing patio, perfect for enjoying Calgary's warmer days.



Downstairs, the fully finished walk-out basement offers excellent versatility with a large rec space, wet bar, and access to a private lower patioâ€”awaiting your creative design ideas or a hot tub! A spacious laundry room, updated 3-piece bathroom, and large flex room (ideal for a gym or home office â€”note: not a legal bedroom) complete this level.

Additional features include: double detached garage, low-maintenance landscaping with artificial turf in the back, many newer windows, shingles (2015), updated hot water tank, and a well-maintained mechanical system.

If you're seeking the ease of inner-city living in a detached home with stylish finishes and thoughtful upgrades throughout, this one is an absolute must-see.

Built in 2004

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2229542 |
| Price | \$929,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,882 |
| Acres | 0.07 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|---------|-------------------|
| Address | 1615 27 Avenue Sw |
|---------|-------------------|

| | |
|-------------|---------------|
| Subdivision | South Calgary |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T1G7 |

Amenities

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

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Quartz Counters |
| Appliances | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | Balcony |
| Lot Description | Back Lane, Back Yard, Landscaped, Low Maintenance Landscape |
| Roof | Asphalt Shingle |
| Construction | Stucco, Vinyl Siding, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

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|----------------|-----------------|
| Date Listed | June 19th, 2025 |
| Days on Market | 11 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
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