

# \$998,500 - 1940 27 Avenue Sw, Calgary

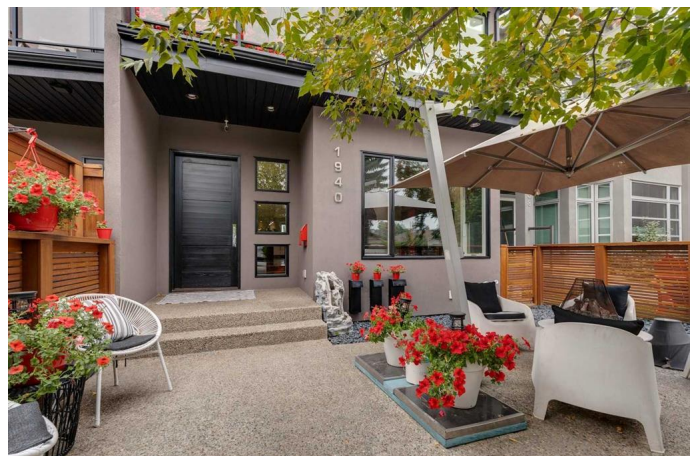
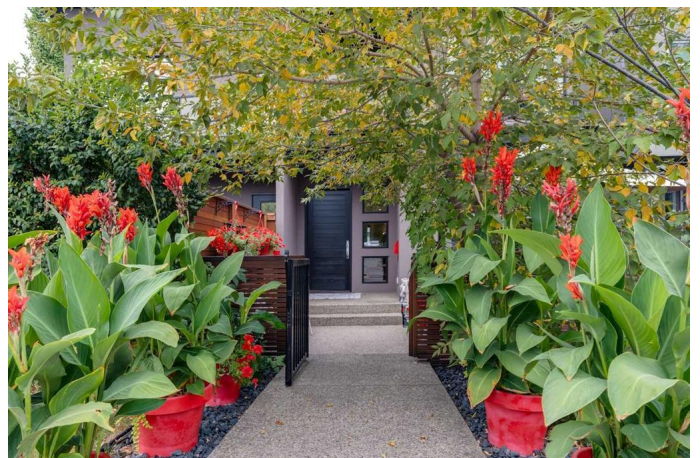
MLS® #A2252313

**\$998,500**

3 Bedroom, 3.00 Bathroom, 2,870 sqft  
Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Truly a stunning property located in the heart of Marda Loop. This executive home features a unique design and layout with a special south front courtyard and an extended rear driveway and underdrive garage. With over 3500 square feet of interior design, the layout is bright, open and beautifully upgraded. Features include soaring ceilings, large windows, hardwood flooring and executive appliances including a Wolf 6 burner gas top. The main floor is wide open with nearly 1200 square feet alone. The second level includes laundry, 2 spacious bedrooms, a 4 piece bath as well as the primary living area which includes a spacious bedroom, walk in closet, fireplace and a spa-like 5 piece ensuite. The top floor is ideal for entertaining and includes a bar, pool table, sound system as well as a north patio with full Downtown view (even the Stampede fireworks). The lower level includes storage, the utility room with new AC, new furnaces and hot water tank. The hobby room in the lower level is ideal for projects but can also be converted to a 4th bedroom with the addition of a window. The attached garage is 24 feet deep and heated! Don't forget about the 50 ft rear driveway with paved alleyway, perfect for your camper or just extra parking. This home has features at every turn and a few of them include a full sound system, beverage fridge, a very large pantry, built in vacuflo, Hunter Douglas window coverings and so much more. The most amazing feature in my opinion is the completely private front



courtyard area. Fully fenced with mature trees, it's perfect for afternoon beverages and evening fire table visits. Marda Loop and it's surrounding communities are really bursting with vibrancy, new restaurants, shops and neighbourhood events just minutes away. Additionally, city construction is set to be complete next month!

Built in 2006

### **Essential Information**

MLS® #	A2252313
Price	\$998,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,870
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

### **Community Information**

Address	1940 27 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1H3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	High Ceilings, Skylight(s), Vaulted Ceiling(s)
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Lane, Landscaped, Rectangular Lot, See Remarks, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 4th, 2025
Days on Market	24
Zoning	R-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.