

# \$615,000 - 1, 1623 27 Avenue Sw, Calgary

MLS® #A2211002

**\$615,000**

3 Bedroom, 4.00 Bathroom, 1,360 sqft  
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

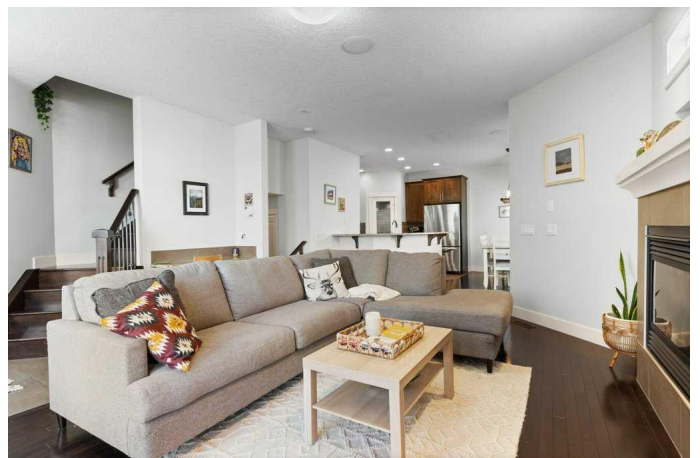
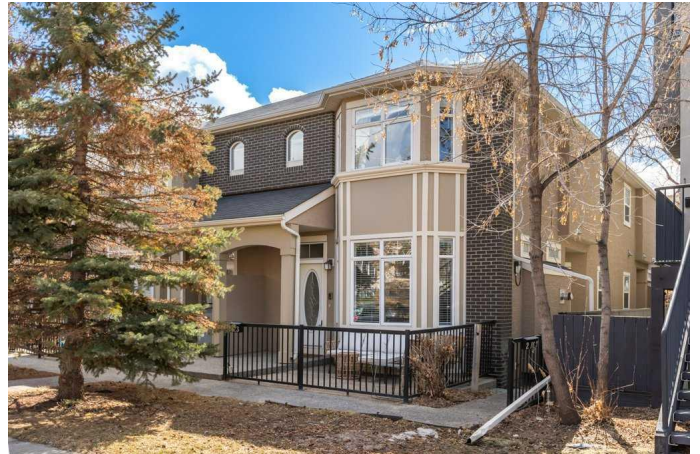
This modern, light-filled townhouse in the heart of South Calgary offers the ultimate inner-city lifestyle—just a short walk to the vibrant energy of Marda Loop and steps from direct transit routes to downtown. With 1956 sq. ft. of thoughtfully designed living space across three levels, this beautifully maintained fourplex unit offers the perfect blend of luxury, functionality, and location.

From the moment you arrive, you'll appreciate the charming brick and stucco exterior and the sunny, private front courtyard—a rare inner-city retreat, shaded by mature fir trees and finished with exposed aggregate.

Inside, the open-concept main floor features 9-foot ceilings, rich site-finished hardwood flooring, and an abundance of natural light. The living area includes a cozy gas fireplace, a custom built-in entertainment unit, and a picturesque bay window overlooking your front patio.

The chef's kitchen impresses with espresso-stained maple cabinetry, granite countertops, a corner pantry with a glass-inset door, and stainless steel appliances centred around a raised wrap-around breakfast bar perfect for morning coffee or evening entertaining. Adjacent is a spacious dining area that makes hosting a breeze.

Upstairs, retreat to a luxurious primary suite with hardwood floors, a wide bay window, and a spa-inspired ensuite featuring a deep soaker tub, a separate glass shower, granite counters, and a skylight. The second bedroom



is equally impressive, complete with a walk-in closet and its own full ensuiteâ€”ideal for guests or a home office setup. Convenient upper laundry with stacked washer/dryer adds ease to daily living.

The fully developed lower level offers a versatile family or recreation space, a stylish third bedroom with a barn door, and a third full ensuite bathroomâ€”perfect for roommates or a private guest retreat.

A stylish and convenient two-piece bath is tucked off the main floor landing. The home also features a single detached garage plus additional visitor parking. The private, sunny front courtyard with an exposed aggregate finish is a rare bonusâ€”ideal for enjoying a morning coffee or winding down after work.

Pet-friendly and turnkey, this home is a fantastic fit for professionals seeking location, lifestyle, and low-maintenance luxury in one of Calgary's most vibrant communities.

Built in 2008

### **Essential Information**

MLS® #	A2211002
Price	\$615,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,360
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address 1, 1623 27 Avenue Sw

Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1G7

### **Amenities**

Amenities	Parking
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Built-in Features, Central Vacuum, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 12th, 2025
Days on Market	10
Zoning	M-C1

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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