

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

MLS® #A2229542

\$929,000

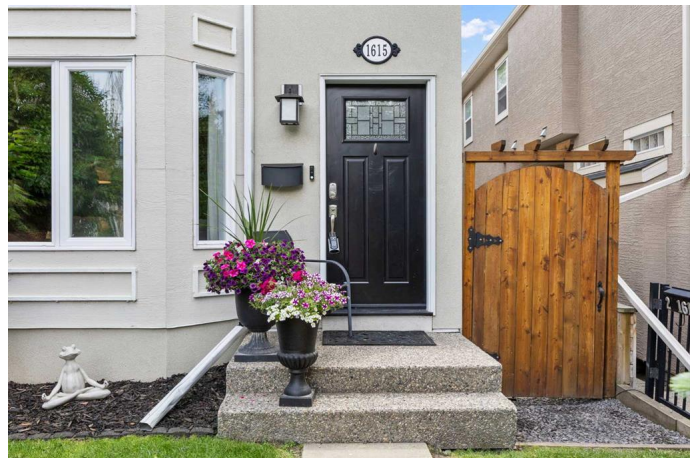
3 Bedroom, 4.00 Bathroom, 1,882 sqft
Residential on 0.07 Acres

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 Hood, Refrigerator, Washer, Window Coverings, Range |
| 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

| | |
|----------------|-----------------|
| Date Listed | June 19th, 2025 |
| Days on Market | 5 |
| Zoning | M-C1 |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.