

# \$674,900 - 1616 27 Avenue Sw, Calgary

MLS® #A2241890

**\$674,900**

3 Bedroom, 2.00 Bathroom, 744 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Located in the heart of Marda Loop, this completely updated detached home is situated on a 25' x 125' lot and features 3 bedrooms, 2 bathrooms and a beautifully renovated living space throughout. Combining history and charm with modern comforts, this home is perfect for first-time buyers, investors, or those looking to move into one of Calgary's most desirable neighbourhoods at an affordable price and without condo fees! Soaring vaulted ceilings on the main level allow for natural light to flood the space all day long. The updated kitchen features modern full height cabinetry, a herringbone tile backsplash, farmhouse sink, and quartz countertops with peninsula for additional seating space and is complete with a gas range. The kitchen opens to both the living and dining area - making it the ideal space for entertaining. The expansive primary bedroom has a vaulted ceiling, space for a king-size bed, and built-in closets with direct access to the main level 4-pc bathroom for everyday convenience. The bathroom has been fully updated with hexagon tile flooring accented by a white tile tub surround and is complete with an oversized vanity and storage cabinet. The lower level of the home features a large second bedroom with sitting area, third bedroom, updated 3-pc bathroom with walk-in shower and a ~6'x9' storage room. The quality and care on the inside translates outdoors as well with a large rear deck that overlooks the landscaped backyard and a covered south-facing front deck that overlooks the



tiered front yard. Completing the property is a double detached garage to keep your vehicle and values safe all year round. Additional updates include a new furnace and hot water tank (2023), allowing you to purchase with peace of mind. This beautifully updated bungalow home is within walking distance to the countless amenities in Marda Loop, which is only getting better everyday! Offering the epitome of urban living while being just minutes to downtown Calgary, this property is perfect for young professionals or investors that want to buy and hold land in one of the most popular communities in Calgary.

Built in 1912

**Essential Information**

MLS® #	A2241890
Price	\$674,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	744
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	1616 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	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Garburator, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Wall/Window Air Conditioner
Heating	Forced Air
Cooling	Window Unit(s)
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 28th, 2025
Days on Market	2
Zoning	M-C1

## Listing Details

Listing Office	Charles
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