

\$549,900 - 6, 1620 27 Avenue Sw, Calgary

MLS® #A2221994

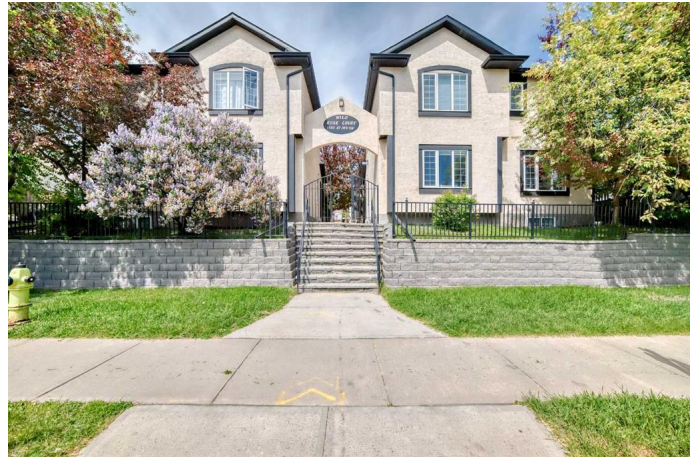
\$549,900

3 Bedroom, 3.00 Bathroom, 1,213 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Stunning 3 bed 3 bath townhome in the heart of South Calgary steps away from River Park and Marda Loop shopping, dining & amenities! Welcome home to #6 - 1620 27 Ave SW. This home has been beautifully maintained inside & out with a convenient courtyard entry surrounded by mature common area trees. The main floor is designed for effortless living, featuring a bright & open layout that seamlessly connects the kitchen with the dining area, and the living room with a cozy gas fireplace. The gourmet kitchen features premium stainless steel appliances, a center island with seating, & large corner pantry for all your storage needs. A garden patio off the kitchen and a 2-piece powder room by the front door add to the main floor's functionality, complemented by new triple-pane windows installed just last year on the rear elevation. Upstairs, a generously sized primary bedroom awaits with convenient dual access ensuite boasting a luxurious corner jetted tub and a full-size walk-in shower. A spacious second bedroom completes the upper level. Downstairs, the fully finished basement expands your living space, offering a 4-piece bathroom, an additional bedroom, a versatile rec room, and a laundry/storage/utility room. Parking is a breeze with a dedicated stall in the indoor shared garage. Showcasing an incredible South Calgary location, you can enjoy easy walks to the Giuffre Family Library, South Calgary Outdoor Pool, pump track, playgrounds, and schools. Within minutes, you



can access vibrant Marda Loop and Beltline areas, known for their array of cafes, restaurants, and shops. This is a truly wonderful place to call home – Book your viewing today!

Built in 2003

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2221994 |
| Price | \$549,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,213 |
| Acres | 0.00 |
| Year Built | 2003 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 6, 1620 27 Avenue Sw |
| Subdivision | South Calgary |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 1G6 |

Amenities

| | |
|----------------|------------------------------------------------------|
| Amenities | None |
| Parking Spaces | 1 |
| Parking | Garage Door Opener, Single Garage Detached, Assigned |
| # of Garages | 1 |

Interior

| | |
|-------------------|-----------------------------------|
| Interior Features | Built-in Features, Kitchen Island |
|-------------------|-----------------------------------|

| | |
|-----------------|--------------------------------------------------------------------------------|
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Fruit Trees/Shrub(s) |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 29th, 2025 |
| Days on Market | 2 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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