# \$625,000 - 1811 27 Avenue Sw, Calgary

MLS® #A2205492

## \$625,000

3 Bedroom, 2.00 Bathroom, 1,287 sqft Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Nestled in the sought-after community of South Calgary, this beautifully restored 1910 two-story home offers a blend of historic charm and modern upgrades. Situated on a quiet, street yet close to amenities. The main level boasts an open layout, with a converted electric fireplace, stained glass windows, and wood stair rails, reflecting the authentic character of this century gem. Recent updates include cork flooring, complemented by ceramic tiles in high-traffic areas, creating a seamless flow.

The kitchen features luxurious granite countertops, an anthracite undermount sink, and premium faucets. Large windows envelop the entire floor, and a cozy fireplace in the family room serves as the heart of the home, while the adjacent dining area is perfect for hosting intimate dinner parties.

Upstairs, the Master Bedroom opens to a private balcony, offering a peaceful retreat with views of your private treed yard. Two additional bedrooms and a stylish 4-piece bathroom, featuring upgraded plumbing and fixtures, complete the upper level with rich, dark hardwood floors.

The backyard provides an oasis, with a large deck w/ fireplace for outdoor entertaining, lush greenery, and easy access to the carport (accommodates an RV) and a single garage. Above the garage, a bright studio space awaits, perfect for artists, hobbyists, or a versatile workshop including 240v electrical. This home is rare for the price, marrying







timeless craftsmanship with thoughtful modern improvements. Don't miss your opportunity to own a piece of Calgary's history.

#### Built in 1910

## **Essential Information**

MLS® # A2205492 Price \$625,000

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,287
Acres 0.07
Year Built 1910

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 1811 27 Avenue Sw

Subdivision South Calgary

City Calgary
County Calgary
Province Alberta
Postal Code T2T 1H2

### **Amenities**

Parking Spaces 2

Parking 220 Volt Wiring, Additional Parking, Carport, Single Garage Detached,

Workshop in Garage

# of Garages 1

### Interior

Interior Features Ceiling Fan(s), See Remarks, Soaking Tub, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator,

Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features Balcony, Fire Pit, Private Entrance, Private Yard

Lot Description Back Lane, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 28th, 2025

Days on Market 7

Zoning M-C1

# **Listing Details**

Listing Office Real Broker

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