

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

MLS® #A2221994

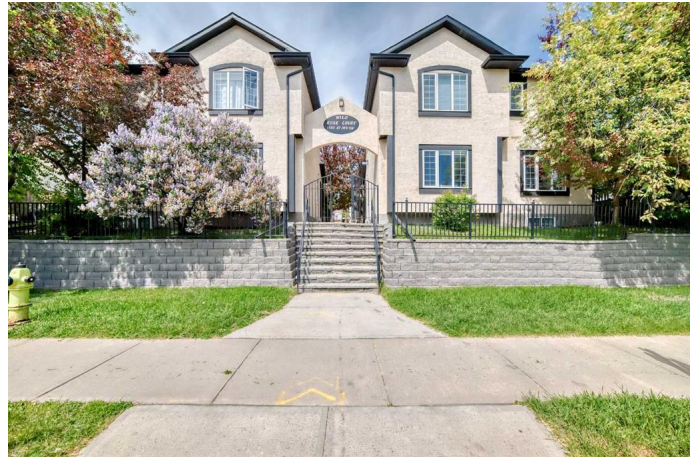
\$549,900

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	8
Zoning	M-C1

Listing Details

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

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.