

# \$530,000 - 2, 1526 27 Avenue Sw, Calgary

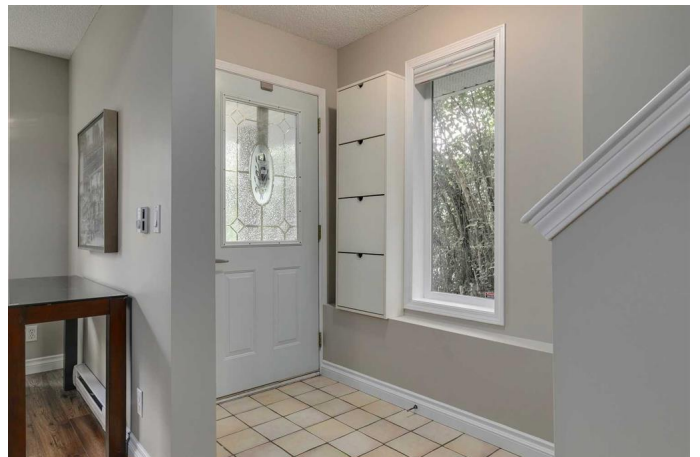
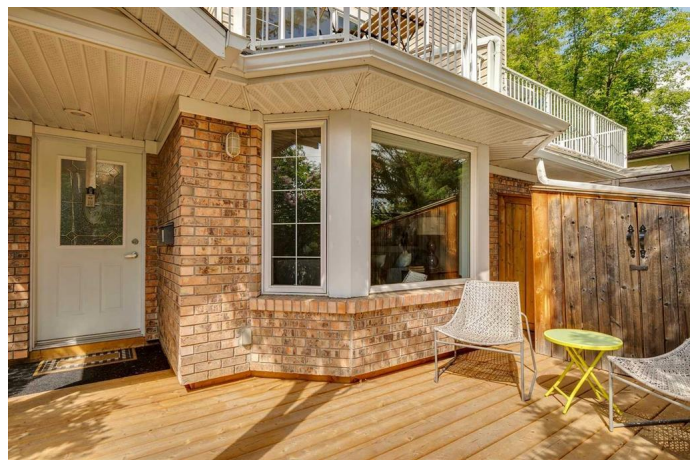
MLS® #A2227685

## \$530,000

3 Bedroom, 3.00 Bathroom, 1,711 sqft  
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome to this 3 bedroom, 3 bathroom townhome with over 1700sf of living space. Located in the amenity rich, pedestrian friendly & vibrant community of Marda Loop, townhomes this size are rare! Ample room to entertain and no shortage of storage space. With a South exposure, there is an abundance of light throughout, including on the 2 private patios. Having been updated and well maintained over the years, simply move in and enjoy. Air Conditioner (new 2024), granite countertops with undermount sink in kitchen, stainless steel appliance package, with front loading laundry pair. The main level has a large living room, with room for a home office, a bedroom and full bathroom with laundry. The 2nd level with hardwood floors, has the second living room with cozy gas fireplace, opens onto the upper deck. There is a dining room, kitchen with eat up counter and a powder room. The upper level has the primary bedroom with walk-in closet, and direct access to the full bathroom with soaker tub and stand up shower. A 3rd bedroom completes this great home. Your parking stall is out back, with plenty of street parking out front. People seriously love this neighbourhood and all that Marda Loop has to offer. Be it the walkability to shops, grocery, restaurants and pubs, or the green spaces, outdoor pool and library. Donâ€™t forget the proximity to downtown and the universities! This is one of Calgary's most desired locations. Laying down roots in this home is affordable and will pay dividends



immediately.

Built in 1998

### Essential Information

MLS® #	A2227685
Price	\$530,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,711
Acres	0.00
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	2, 1526 27 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1G4

### Amenities

Amenities	None
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes

Basement	Full, Walk-Out
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## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 4th, 2025
Days on Market	7
Zoning	M-C1

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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