

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

MLS® #A2205492

**\$625,000**

3 Bedroom, 2.00 Bathroom, 1,287 sqft

Residential on 0.07 Acres

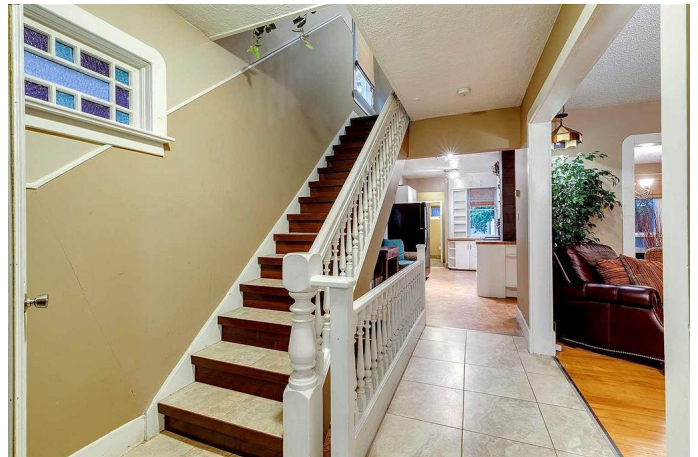
South Calgary, Calgary, Alberta

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, Single Garage Detached, Carport, 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 | 18               |
| Zoning         | M-C1             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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