

# \$1,049,900 - 3211 27 Street Sw, Calgary

MLS® #A2215609

**\$1,049,900**

4 Bedroom, 3.00 Bathroom, 1,549 sqft

Residential on 0.14 Acres

Richmond, Calgary, Alberta

Prime location in Calgary's inner city south community with easy access to vibrant Marda Loop, excellent schools, shopping, trendy restaurants, public transit and a quick commute to the downtown core. Nestled in the peaceful neighbourhood of Richmond Park, this meticulously renovated bungalow presents an enticing combination of stylish comfort and investment potential. Boasting impeccable curb appeal and mature trees, a front raised deck greets you and leads inside to an open floor plan with hardwood floors throughout. A spacious living room is highlighted by a front bay window and feature brick wall providing warmth to the space, and effortlessly flows into the dining room and kitchen. The renovated kitchen was opened up to showcase a large eat up island with gas cooktop, quartz counters and ample contrasting cabinets for a bright and inviting atmosphere. As you make your way down the hall you'll find two spacious bedrooms and full bath along with an addition to the home that is designated to the primary retreat. The primary is a tranquil retreat with a gas fireplace surrounded by built-ins, a 3pc bath, and custom walk-in closet. From the kitchen, you'll find a separate door with access to the mudroom as you make your way down to the laundry room and developed basement. The developed lower can function as an illegal suite and showcases a spacious floorplan with a kitchen, dining area, family room, full bathroom and bedroom. A multi-tiered ensure more than adequate space



for dining and entertaining and leads to a lower patio and generous yard that will have families or gardening enthusiasts rejoicing. A double garage enhances the property's functionality and ensures a warm dry vehicle over the winter months. Situated on a quiet street, you can relish tranquility while maintaining close proximity to essential amenities and nearby parks. Recent improvements include HE Furnace replaced in 2018 with service done in march 2025, new roof in 2022 and attic in main home has replaced R50 insulation. Don't wait on your change to own this prime family home in a desirable location!

Built in 1953

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2215609    |
| Price          | \$1,049,900 |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,549       |
| Acres          | 0.14        |
| Year Built     | 1953        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 3211 27 Street Sw |
| Subdivision | Richmond          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 2G9           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Electric Stove, Gas Cooktop, Refrigerator, Washer/Dryer                                                                             |
| Heating           | Forced Air, Natural Gas                                                                                                                         |
| Cooling           | Central Air                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                               |
| Fireplaces        | Gas                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Finished, Full, Suite                                                                                                                           |

## Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | None                                                                                |
| Lot Description   | Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot, Treed |
| Roof              | Cedar Shake                                                                         |
| Construction      | Stucco, Wood Frame                                                                  |
| Foundation        | Poured Concrete                                                                     |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 29th, 2025 |
| Days on Market | 49               |
| Zoning         | H-GO             |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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