

\$374,900 - 3, 2036 27 Avenue Sw, Calgary

MLS® #A2220159

\$374,900

3 Bedroom, 1.00 Bathroom, 1,046 sqft
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Live in the heart of Marda Loop and enjoy the lifestyle this vibrant district affords as one of Calgary's most trendy and coveted communities. Enjoy direct access to your unit from the outdoors instead of contending with hallways and elevators, a rare feature which makes your condo feel more like a house. This boutique 4 plex exudes timeless elegance with its red brick exterior and allows for quieter living with only 3 neighbors in the building. Showcasing a spacious and rare three-bedroom unit, this home is great for families or professionals looking for additional space for a home office, guest bedroom, or flex space. Upon entering you'll note the spacious 1,046 square foot layout (all below grade), new flooring, a fresh coat of designer selected paint, new carpet, and an open concept layout which is perfect for entertaining. The kitchen boasts timeless white shaker style cabinets, beautiful stainless steel appliances, pendant lighting, an island with bar seating, and ample storage space. The kitchen opens into the sunny dining room and flooded with natural light through sunny south facing windows. A cozy gas fireplace is the rare focal point of the spacious living room, accented by a classic tile surround and mantle, keeping you warm all winter long. A giant south facing sliding glass door opens to extend your living space outdoors onto your private, south facing balcony which provides the perfect spot to relax, unwind, and enjoy the sunshine. Down the hallway is a front hall closet, a full laundry



room with a side by side washer and dryer, and a linen closet. Tucked quietly away from the main living spaces and down at the end of the hallway youâ€™ll find 3 generously sized bedrooms including a primary bedroom sized for king sized furniture as well as a full bathroom that includes granite countertops. Walking distance to groceries, shopping, pubs, restaurants, schools, and a quick commute to MRU, UofC, and downtown, yet on a quieter street, this homeâ€™s Marda Loop location is unbeatable.

Built in 1969

Essential Information

MLS® #	A2220159
Price	\$374,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,046
Acres	0.00
Year Built	1969
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	3, 2036 27 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1H5

Amenities

Amenities	None
Parking Spaces	1

Parking Stall

Interior

Interior Features Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Storage, Vinyl Windows

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Tile

Basement None

Exterior

Exterior Features Private Entrance

Lot Description Back Lane, Back Yard, Front Yard, Lawn, Level

Roof Asphalt

Construction Brick, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 12th, 2025

Days on Market 1

Zoning M-C1

Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.