

\$734,900 - 4, 1825 27 Avenue Sw, Calgary

MLS® #A2254072

\$734,900

3 Bedroom, 4.00 Bathroom, 1,244 sqft
Residential on 0.00 Acres

South Calgary, Calgary, Alberta

----- Open house Sunday October 18, 2025 from 3:00 p.m. until 5:00 P.M. ----- Check out this thoughtfully designed, close to 1,750 sq ft of living space, high quality finishing town-home in the heart of Marda Loop, just minutes away from downtown. Built with privacy and sound insulation in mind, this home features superior party wall system between units. As you enter the main floor showcases 11 ft ceiling, inviting open concept layout. Vinyl plank flooring, a designer built entry unit, and a pantry with quartz counter top. The living room is spacious featuring a built in wall unit, sleek tile, and a Bluetooth enabled electric fireplace. The kitchen is just as equally impressive, boasting a large island with quartz counter top, ideal for entertaining, ample soft- close cabinetry, stainless steel appliances. The large south facing sliding door brings in rays of sunshine and light through out the day, tastefully covered with Hunter Douglas honeycomb shades and floor to ceiling blackout drapes for privacy professionally installed by Normandeau. It opens on to a fenced, cozy yard leading to a single detached garage. This floor is completed by a spacious guest half bath. Upstairs, the primary bedroom is a true retreat, with vaulted ceilings, double door his and hers closets, large windows with professionally installed electric blackout honeycomb shades. The barn door leads into a spa-like en-suite with heated flooring, double sink vanity, quartz counters, skylight, oversized tiled shower and dual



shower heads. The second large bedroom also has it's own en-suite and skylight, plus manual honeycomb shades. The fully finished basement boasts a bright family/ flex room. A third spacious bedroom with a walk-in closet and a full bath. THIS HOME COMES WITH COUNTLESS UPGRADES- A/C, high efficiency furnace, humidifier, thankless hot water on demand, radon extraction sump pump, built-in speaker system, light dimmers in master bedroom, smart thermostat (ecobee), bathroom fan timers, kitchen and master bedroom lights can be manged through smartphone. This exceptional home offers the best of urban living in an ideal location. This is the one you have been waiting for. Book a showing today.

Built in 2024

Essential Information

MLS® #	A2254072
Price	\$734,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,244
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	4, 1825 27 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2T 1H2

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Smart Home, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Range, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Instant Hot Water, Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings
Heating	In Floor, Electric, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Private, Treed
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	45
Zoning	M-C1

Listing Details

Listing Office	CIR Realty
----------------	------------

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 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.