

\$995,000 - 36 27 Avenue Sw, Calgary

MLS® #A2241047

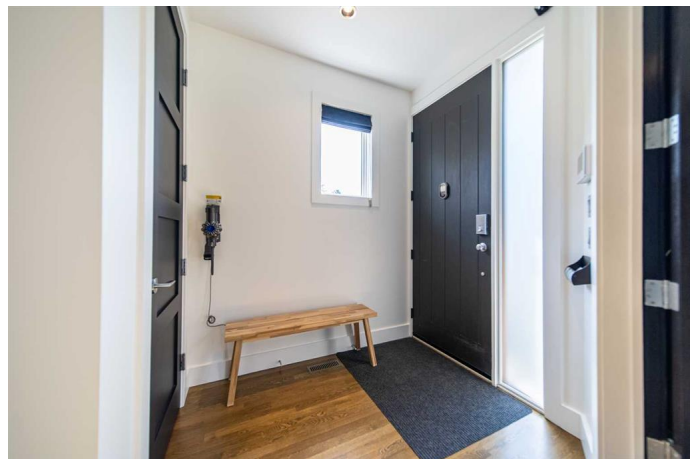
\$995,000

4 Bedroom, 4.00 Bathroom, 1,898 sqft
Residential on 0.07 Acres

Erlton, Calgary, Alberta

Welcome to this beautifully appointed home located in the highly sought-after community of Erlton, just steps from Mission, downtown, and the C-Train. This 4-bedroom, 3.5-bath home seamlessly blends upscale features with everyday functionality.

Upstairs, you'll find three spacious bedrooms including a serene primary retreat complete with a gas fireplace, floor-to-ceiling open shelving and built-in storage, a walk-in closet, and a luxurious ensuite featuring heated flooring, large soaking tub with air jets and a steam shower. On the main level, enjoy the convenience of a private south-facing office with built-in desk and cabinetry perfect for remote work or creative pursuits. The chef-inspired kitchen showcases an expansive island, high-end appliances, and on-demand hot water at the sink, opening fluidly to the living and dining areas ideal for entertaining and modern living. The fully developed basement is warmed with in-floor heating and includes a large recreation room, a full bathroom, and an additional bedroom perfect for guests or extended family. Additional highlights include central air conditioning, central vacuum system, water softener, on-demand hot water tank, and a professionally low maintenance backyard for low-maintenance outdoor enjoyment. The double detached heated garage offers both comfort and convenience year-round. This exceptional property combines contemporary style, thoughtful design, and a walkable



location truly a rare opportunity in the heart of Calgary.

Built in 2010

Essential Information

MLS® #	A2241047
Price	\$995,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,898
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	36 27 Avenue Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2X8

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Bookcases, Tankless Hot Water
-------------------	---

Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings, Humidifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Street Lighting, City Lot
Roof	Asphalt Shingle
Construction	Metal Siding, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2025
Days on Market	36
Zoning	R-CG

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.