

\$679,900 - 2206 27 Street Sw, Calgary

MLS® #A2229388

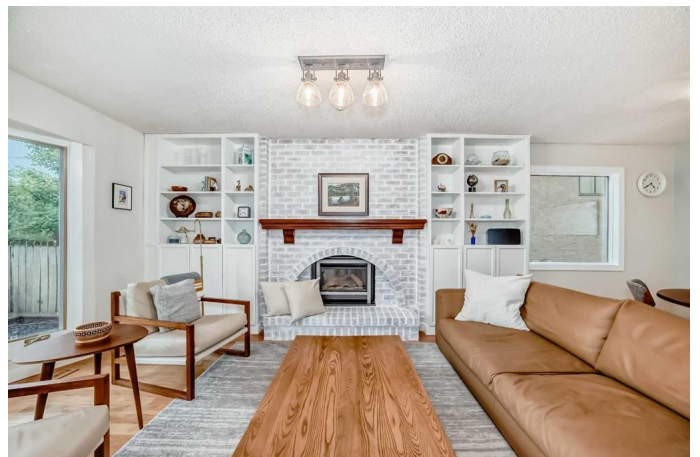
\$679,900

3 Bedroom, 2.00 Bathroom, 1,483 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Fall in love with this bright inviting & Ideally Located -just 10 minutes to Downtown! This beautifully updated home offers the perfect blend of functionality and style-all in a prime location close to LRT line and countless other amenities. Step inside to a bright and airy interior filled with natural light and rich hardwood flooring throughout most of the home. The spacious living room features a stunning Gas fireplace with a stone surround, creating a cozy focal point next to the elegant dining room area. The kitchen has been updated with timeless white cabinets, quartz countertops, stainless steel appliances. Through the kitchen you'll find a convenient living/flex room, and a 2pc updated bath. Spacious mud room, that leads to a sunny and bright, enclosed sunroom to enjoy that morning coffee overlooking sunny west facing back yard oasis. Enjoy the outdoors in style with a concrete patio and a nicely landscaped spacious private backyard for those summer evenings and weekend gatherings. Upstairs, the primary suite is a true retreat, complete with a private enclosed balcony overlooking the front of the home, a good-sized closet, and an updated 4pc bath featuring quartz vanity. The second bedroom is large and bright with a good-sized closet space, and with solid hardwood flooring. Third bedroom is ideal for guest, or a home office, or creative space. The basement is fully unfinished and is perfect for a shop or additional space for a growing family, awaiting your creative touches that



comes equipped with rough-in for a future bathroom and with an Updated 100amp electrical panel. The double detached garage is drywalled and insulated and offers generous space for parking 2 Vehicles, and a convenient back lane. This fully detached home sits on a desirable inner-City Lot with a short walk away from cozy coffee shops, Killarney School, Restaurant's and nearby playgrounds, this location blends convenience with Community charm.

Built in 1979

Essential Information

MLS® #	A2229388
Price	\$679,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,483
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2206 27 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2G1

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Oversized, Insulated

of Garages 2

Interior

Interior Features Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s), Natural Woodwork

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

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Brick Facing, Gas, Living Room, Mantle

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Level, Private, Rectangular Lot, Street Lighting, City Lot

Roof Asphalt

Construction Wood Frame, Wood Siding

Foundation Wood

Additional Information

Date Listed June 26th, 2025

Days on Market 4

Zoning R-CG

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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