

# \$1,149,000 - 18 27 Avenue Sw, Calgary

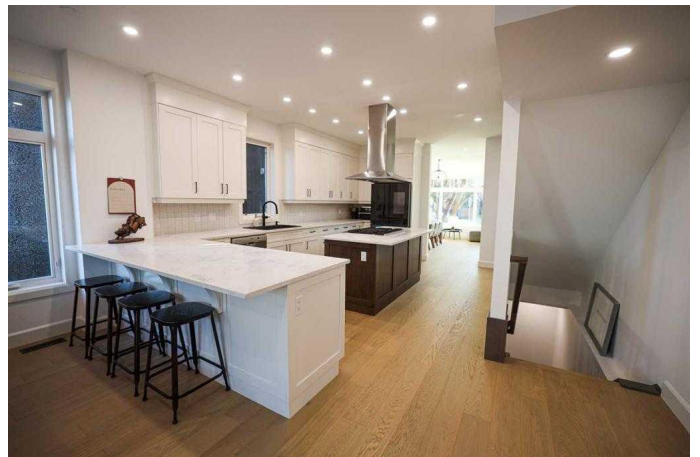
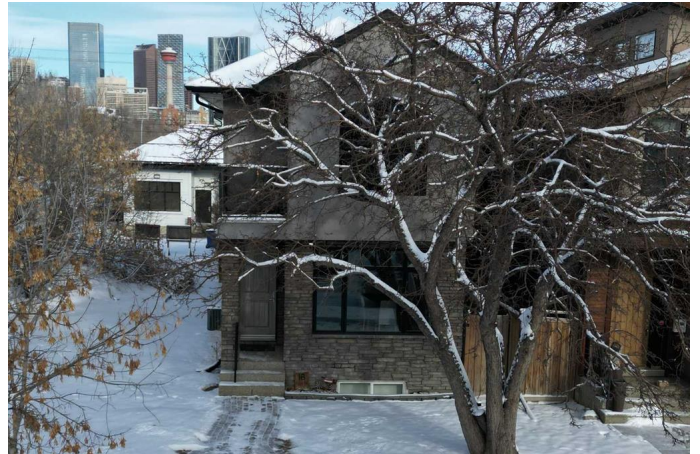
MLS® #A2192673

**\$1,149,000**

4 Bedroom, 4.00 Bathroom, 2,005 sqft  
Residential on 0.07 Acres

Erlton, Calgary, Alberta

Discover your dream home—an inner-city luxury oasis built in 2011 and meticulously updated in 2023 with several high-end upgrades. This exquisite residence is packed with top-tier finishes: air-conditioning, custom railings, heated floors, Italian tiles, granite countertops, 9-foot ceilings with skylights, French doors, built-in closets, marble backsplashes, and striking 8-foot doors. The main floor is designed for seamless entertaining with its open-concept layout. Enjoy a formal dining area, a stunning kitchen, and a welcoming living room that opens to a private patio—perfect for gatherings or a relaxing evening. The upper level is dedicated to comfort and elegance, featuring a primary suite with a 12-foot vaulted ceiling, Juliet balcony with downtown views, and a two-way fireplace to the incredible ensuite. Luxuriate in the ensuite—™s rain shower, steam room, freestanding tub under a skylight, dual vanities, plus a walk-in closet. This floor also includes two more bedrooms (one with a private balcony), additional bathroom, and a desirable upper-level laundry room. Downstairs, the excitement continues with a rec room, plus a fourth bedroom and an additional bathroom. Nestled close to downtown in the community of Erlton, this prestigious home puts you just minutes from the Stampede Grounds, the Glencoe Club, Elbow River, vibrant 17th Ave, and Mission—™s best dining and amenities. With quick access to Chinook Centre, MNP



Community & Sport Centre, LRT stations, schools, and more, this location is tough to beat! Don't miss the chance to make this luxurious haven yours. Seller Financing available OAC.

Built in 2011

### Essential Information

MLS® #	A2192673
Price	\$1,149,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,005
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	18 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
# of Garages	2

### Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal
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	Home, No Smoking Home, Open Floorplan, Recreation Facilities, Skylight(s), Steam Room, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Garburator, Gas Cooktop, Gas Water Heater, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Built-In Range
Heating	In Floor, Forced Air, Natural Gas
Cooling	Full
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Family Room, Gas, Gas Starter, Glass Doors, Bath, See Through
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	February 5th, 2025
Days on Market	35
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX Real Estate (Central)
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