

2223 27 Street SW
Calgary, Alberta
MLS # A2261808

\$650,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,227 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Welcome to 2223 27 Street SW, a beautifully cared for home in the heart of Killarney that offers both comfort and convenience. Set on a mature, treed lot that provides natural privacy, this residence balances everyday functionality with thoughtful details. Inside, you'll find hardwood floors flowing throughout the home, lending warmth and character to every room. The main level is bright and inviting, with an abundance of natural light pouring through large windows. The kitchen is designed for gathering, complete with access to a west-facing deck, the perfect spot to enjoy sunny afternoons, evening barbeques and peaceful moments among the trees. Upstairs, the home features three well-sized bedrooms, offering flexibility for family living, guests, or dedicated office space. Each room feels light and airy, reflecting the overall sense of openness throughout the home. With years of careful upkeep, this property is move-in ready while still offering the opportunity to personalize and grow into the space. A standout feature is the oversized double garage, 23' x 22', a rare find in inner-city Calgary. Whether you need extra space for vehicles, a workshop, or simply room for storage, this garage delivers unmatched practicality. What truly sets this home apart is its location. Killarney is one of Calgary's most desirable inner-city communities, known for its leafy streets, vibrant community feel and unbeatable access to amenities. You're just minutes from major roadways, making commuting across the city seamless. Downtown Calgary is a quick drive or cycle away, allowing you to enjoy the best of urban living without sacrificing neighborhood charm. Just around the corner lies Marda Loop, one of the city's most dynamic districts, filled with independent shops, cafés, restaurants, and fitness studios that create a buzzing, energetic

atmosphere. Whether you’re searching for a well-loved home in an exceptional location, or a property with endless potential for your next chapter, 2223 27 Street SW offers the lifestyle you’ve been waiting for.