$1,099,000 - 18 27 Avenue Sw, Calgary

MLS® #A2205102

$1,099,000
4 Bedroom, 4.00 Bathroom, 2,005 sqft
Residential on 0.07 Acres

Erlton, Calgary, Alberta

Nestled in the heart of Erlton, just minutes from downtown, this inner-city luxury oasis blends timeless elegance with modern sophistication. Built in 2011 and meticulously updated in 2023 by its original owner, this stunning home boasts high-end finishes and thoughtful design throughout. Step inside to discover an inviting open-concept main floor, where 9-foot ceilings with skylights, custom railings, and striking 8-foot doors set the stage for refined living. The chef-inspired kitchen is a masterpiece, featuring granite countertops, marble backsplashes, and premium Italian tiles. Entertain effortlessly in the formal dining area or relax in the stylish living room, where French doors open to a private patioâ€”perfect for intimate gatherings or tranquil evenings. The second level is dedicated to comfort and luxury. The primary suite is a true retreat, boasting a soaring 12-foot vaulted ceiling, a Juliet balcony with downtown views, and a two-way fireplace leading to the opulent ensuite. Unwind in the freestanding tub under a skylight, indulge in the rain shower with steam, and enjoy dual vanities alongside a spacious walk-in closet. Two additional bedroomsâ€”one with a private balconyâ€”plus a well-appointed bathroom and an upper-level laundry room complete this floor. The lower level extends the homeâ€™s impressive living space with a sprawling rec room, an additional bedroom, and a full bathroom. Additional premium features include heated floors, built-in closets, central air conditioning, and a curated

selection of designer finishes. Located steps from the Elbow River pathway system, the Stampede Grounds, the Glencoe Club, and the vibrant shopping and dining of Mission and 17th Ave, this residence offers unparalleled convenience. With easy access to Chinook Centre, MNP Community & Sport Centre, LRT stations, and top schools, the lifestyle possibilities are endless. An extraordinary opportunity awaitsâ€”donâ€™t miss your chance to make this exquisite home yours. Seller financing available OAC.

Built in 2011

Essential Information

MLS® #	A2205102
Price	$1,099,000
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 Home, No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Recreation Facilities, Steam Room
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	Family Room, Gas, Gas Starter, Glass Doors, See Through, Bath, Bedroom
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	March 24th, 2025
Days on Market	38
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Central)

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