



\$ 495,000.00

## 1929 27 AVENUE SW CALGARY

<https://paulbrinton.com>

Opportunities knock .. This hillside 1/2 duplex has great investment potential or owner occupied. Fantastic location in the community of Marda Loop. Conveniently located to downtown, public transit, major roadways and other amenities. This property is currently vacant and is easy to view.

- 4 beds
- 2 baths
- Semi Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow, Side by Side

**MLS ® #:** A1151933

**Type:** Semi Detached

**Bedrooms:** 4

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-10-16 21:12:18

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 10/16/21

**Lot size:** 3122 sq ft

**Year built:** 1977

**Parking:** Double Garage Detached, Garage Door Opener, Garage Faces Rear

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** Carpet,Ceramic Tile,Laminate

**Exterior Features:** Playground,Private Entrance,Private Yard

**District:** CAL Zone CC

**Inclusions:** N/A

**Lot Features:** Rectangular Lot,Sloped Down

**Heating Type:** Forced Air

**Total Parking:** 2

**Community Features:** Schools Nearby,Street Lights,Shopping Nearby

**Fencing:** None

**Cooling:** None

**Interior Features:** Chandelier

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Laundry Room

**Levels:** One

**Zoning:** R-C2



**Transaction Type:** For Sale

**Photo Count:** 30

**Unit Exposure:** N

**Suite:** Suite - Legal

**Frontage Metres:** 7.61M 25`0"

**Living Area SF:** 881.50

**Structure Type:** Duplex

**Restrictions:** None Known

**List Price Square Foot:** \$ 561.54

**Rooms Above Grade:** 5

**Construction Materials:** Vinyl Siding,Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Electric Oven,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer/Dryer

**Subdivision Name:** South Calgary

**Lot Size Acres:** 0.07

