

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

MLS® #A2205102

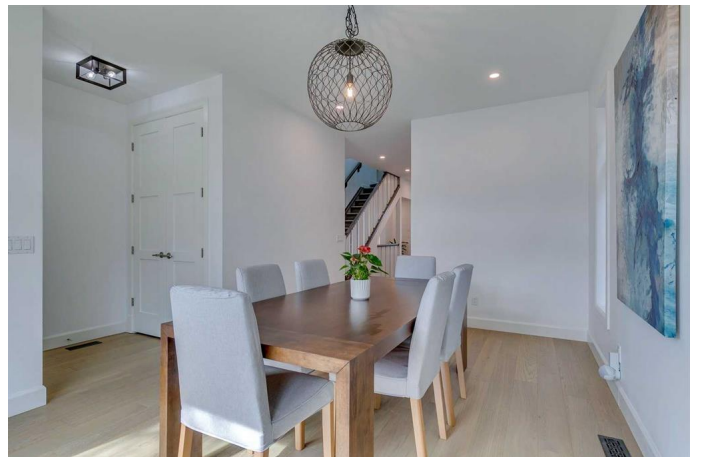
**\$1,149,000**

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 patio—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 bedrooms—one with a private balcony—plus a well-appointed bathroom and an upper-level laundry room complete this floor. The lower level extends the home'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 awaits—don't miss your chance to make this exquisite home yours. Seller financing available OAC.

Built in 2011

### Essential Information

MLS® #	A2205102
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 Home, No Smoking Home, Open Floorplan, Recreation Facilities, Skylight(s), Steam Room, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Built-In Oven, Built-In Range, Central Air Conditioner, Dishwasher, Freezer, Garage Control(s), Garburator, Gas Cooktop, Gas Water Heater, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer

Heating In Floor, Forced Air, Natural Gas

Cooling Full

Fireplace Yes

# of Fireplaces 2

Fireplaces Bath, Family Room, Gas, Gas Starter, Glass Doors, Bedroom, 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 March 24th, 2025

Days on Market 10

Zoning R-CG

## Listing Details

Listing Office RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â„¢ MLSÂ© System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ© System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ©, Multiple Listing ServiceÂ© and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.