

# \$995,000 - 36 27 Avenue Sw, Calgary

MLS® #A2241047

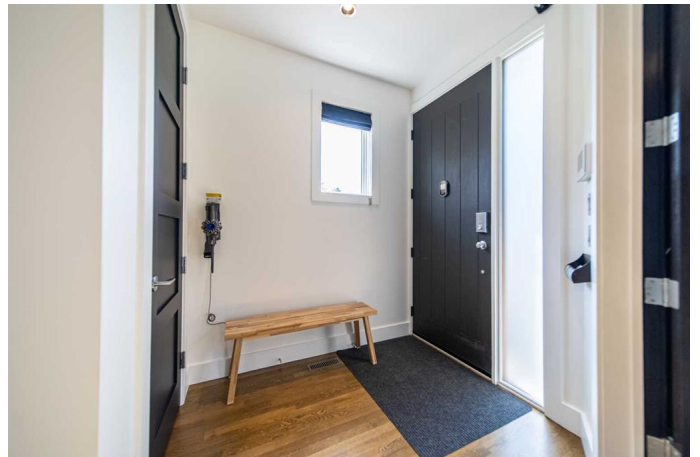
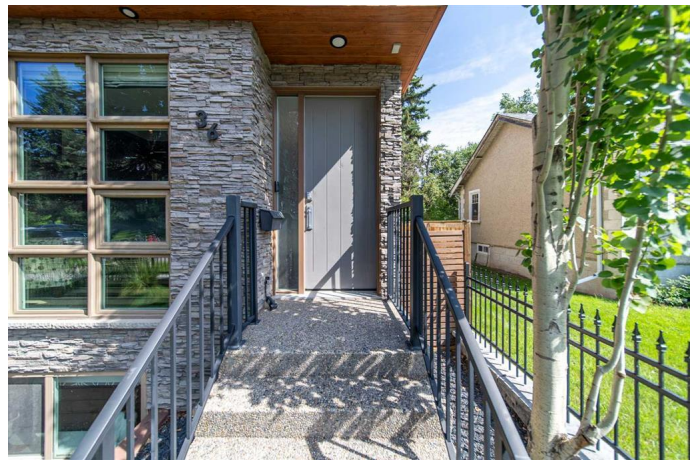
**\$995,000**

4 Bedroom, 4.00 Bathroom, 1,898 sqft  
Residential on 0.07 Acres

Erlton, Calgary, Alberta

Welcome to this beautifully appointed home located in the highly sought-after community of Erlton, just steps from Mission, downtown, and the C-Train. This 4-bedroom, 3.5-bath home seamlessly blends upscale features with everyday functionality.

Upstairs, you'll find three spacious bedrooms including a serene primary retreat complete with a gas fireplace, floor-to-ceiling open shelving and built-in storage, a walk-in closet, and a luxurious ensuite featuring heated flooring, large soaking tub with air jets and a steam shower. On the main level, enjoy the convenience of a private south-facing office with built-in desk and cabinetry perfect for remote work or creative pursuits. The chef-inspired kitchen showcases an expansive island, high-end appliances, and on-demand hot water at the sink, opening fluidly to the living and dining areas ideal for entertaining and modern living. The fully developed basement is warmed with in-floor heating and includes a large recreation room, a full bathroom, and an additional bedroom perfect for guests or extended family. Additional highlights include central air conditioning, central vacuum system, water softener, on-demand hot water tank, and a professionally low maintenance backyard for low-maintenance outdoor enjoyment. The double detached heated garage offers both comfort and convenience year-round. This exceptional property combines contemporary style, thoughtful design, and a walkable



location truly a rare opportunity in the heart of Calgary.

Built in 2010

### Essential Information

MLS® #	A2241047
Price	\$995,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,898
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	36 27 Avenue Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2X8

### Amenities

Parking Spaces	2
Parking	Garage Door Opener, Heated Garage, Insulated, Alley Access, Double Garage Detached, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s), Soaking Tub, Tankless Hot Water
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Street Lighting, City Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame, Metal Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 18th, 2025
Days on Market	33
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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