

3203 27 Street SW
Calgary, Alberta

MLS # A2216294



\$1,500,000

Division:	Richmond		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,220 sq.ft.	Age:	1954 (71 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, Natural Woodwork, No Smoking Home		

Inclusions: Shed

OPEN HOUSE SUNDAY MAY 04, 2:00-4:00pm. Inner-City Gem on a MASSIVE Corner Lot, Zoned H-GO with Endless Potential! Incredible opportunity in the heart of the inner city! Whether you're a developer seeking the perfect site or a buyer dreaming of a charming home near downtown, this one checks all the boxes. Situated on a rare, oversized 9,472 sq ft corner lot, this property is zoned H-GO (Housing – Grade Oriented), offering endless possibilities for future development while maintaining a beautifully updated home ready to move into today. With easy in-and-out access to major routes and located just minutes from downtown, this property offers urban convenience paired with a quiet, community feel. It also boasts something few homes in this area do, a front-drive double attached garage for everyday practicality and amazing curb appeal. The home itself is a delightful bungalow featuring numerous updates over the years, including hardwood flooring throughout most of the main level. The bright, functional kitchen offers stainless steel appliances, granite counters, and solid wood cabinetry. Three spacious bedrooms grace the main floor, along with a stunning 5 piece bathroom complete with double sinks and granite countertops. Downstairs, the fully finished basement is full of natural light, thanks to oversized windows, perfect for extended family or guests. You'll find two additional large bedrooms and loads of versatile living space. Step outside to a private, beautifully landscaped yard, your own urban oasis. Mature trees, a large deck, a cozy patio, and a charming shed for your garden tools make this yard as functional as it is picturesque. Large, developable corner lots like this don't come along often in this community. Whether you're planning a new project or simply looking for a forever home in a vibrant, walkable area close to schools,

shops, and restaurants, this property is truly one of a kind. Zoned H-GO, Rare Front-Drive Attached Double Garage, 5 Bedrooms and 2 Bathrooms, 9,472 Sq Ft Lot with Mature Landscaping, Prime Inner-City Location, Quick Downtown Access. Act fast, this one won't last long.