

**2032 27 Street SW  
Calgary, Alberta**

**MLS # A2276128**



# \$850,000

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	720 sq.ft.	<b>Age:</b>	1946 (80 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage		

**Inclusions:** N/A

50x125 ft RCG LOT | TONS OF DEVELOPMENT POTENTIAL | READY FOR IMMEDIATE POSSESSION | Welcome to 2032 27 St SW in the heart of Killarney, one of SW Calgary's premier inner city neighbourhoods surrounded by numerous 1M+ homes and infills. This is a developer's dream with a clean title and RPR. The title is free of any caveats, encroachments and utility rights of ways and there is a brand new RPR with compliance with no power lines in the rear that would need to be moved. This prime location is adjacent to parks and green spaces, steps from great schools such as Killarney School, walking distance to the Killarney Aquatic and Recreation Centre, and offers easy access to shopping and dining along 17 Ave SW with quick connections to Crowchild Trail and the CTrain, and just 5 minutes to the downtown core. Please reach out today for more information.