



GRASSROOTS
REALTY GROUP

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1932 27 Street SW
Calgary, Alberta

MLS # A2224150



\$1,149,900

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,078 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Rect		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: n/a

Welcome to this professionally designed architectural gem, perfectly positioned on a quiet street in the highly sought-after inner-city community of Killarney. Showcasing superior craftsmanship, incomparable quality, and an air-conditioned, thoughtfully curated floor plan, this 4-bedroom, 3.5-bathroom home offers over 2,800 square feet of luxurious living space. From the moment you arrive, the striking curb appeal sets the tone. Step inside and experience the elegance of coffered ceilings, stunning millwork, beautiful hardwood floors, a dramatic curved staircase, and a custom stone fireplace that anchors the spacious and sun-filled main level. The chef-inspired kitchen is a true dream, outfitted with full-height, wood cabinetry, sleek Quartz countertops, and premium stainless steel appliances, including a commercial-style gas range and professional side-by-side fridge/freezer. A built-in coffee maker adds a touch of daily indulgence, while the granite farmhouse sink, hot water pot filler, garburator, and expansive island make this kitchen as functional as it is beautiful. The dining area offers seamless access to a fully landscaped backyard oasis, complete with a deck and patio, ideal for summer gatherings. A custom mudroom with built-in bench and closet, plus a stylish 2-piece powder room, complete the main floor. Upstairs, retreat to your private owner's sanctuary featuring a generous primary suite with a walk-in closet and custom storage. The spa-like 5-piece ensuite boasts heated floors, dual vanity sinks, a freestanding soaker tub, a private water closet, and a large steam shower. Two additional bedrooms, a well-appointed 4-piece bathroom, and a convenient laundry room with sink and plenty of storage round out the upper level. The fully finished, functional basement includes in-floor heating, a spacious family/media room, wet bar with a bar fridge, a

4th bedroom boasting a large window and walk in closet, and a 4-piece bathroom. Enjoy the convenience of a finished double detached heated garage and embrace all that the vibrant Killarney community has to offer, from top-rated schools and beautiful parks to the Killarney Aquatic & Recreation Centre and quick access to downtown Calgary via the C-Train or all major roadways, and the mountains.