



GRASSROOTS
REALTY GROUP

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1, 1918 27 Street SW
Calgary, Alberta

MLS # A2244753



\$775,000

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,644 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 475
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Soaking Tub		

Inclusions: N/A

****OPEN HOUSE: SATURDAY AUGUST 9th 2:30-4PM**** Situated on a quiet tree-lined street in the heart of Killarney, neighbouring two popular coffee shops, this Brownstone has lovely curb appeal + direct street access. This beautiful 4plex was built on an expanded 56 foot lot, providing a wider floorplan than most. With expanded square footage (a total of 2832 living space), loads of natural light + a fully developed walk-out basement. This property is attractive for a wide array of buyer profiles, including families + work-from-home professionals. Step inside to find an airy main floor with a spacious living room, anchored by a gas fireplace + a kitchen designed for functional living with a spacious informal dining room. The layout works for both everyday living + entertaining. The kitchen offers ample cabinetry, generous counter space, stainless steel appliances—including a built-in microwave + brand new stove—and connects to a private courtyard rare for this property type, with 3 additional walls of large windows. This provides an abundance of natural light for both main + second floor. Whether you're enjoying your morning coffee or hosting friends, this space offers a bright + comfortable layout. Upstairs, the king-sized primary retreat offers a large walk-in closet, dual vanities, a soaker tub + separate glass shower. Two additional bedrooms (including one with a charming Juliette balcony) + a full bath + laundry complete the upper floor. The fully developed walkout basement is where this home continues to shine. It offers its own private entrance + additional courtyard, large rec room, fourth bedroom + storage. Additional perks include an oversized single attached garage (11.5' X 21') also with plenty of storage. Located just steps from Killarney Aquatic Centre, schools, cafe's, dog parks, transit + Shaganappi Golf Course, with easy

access to downtown, Crowchild Trail + weekend escapes west—this location balances walkability, lifestyle + convenience. If you're upsizing, right-sizing or looking for flexible space to live + work, this rare offering checks all the boxes.