



**2420 27 Avenue NW
Calgary, Alberta**

MLS # A2253739



\$1,200,000

Division:	Banff Trail		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,012 sq.ft.	Age:	2017 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Soaking Tub, Wet Bar

Inclusions: Security system, cameras and doorbell camera(s)

Welcome to this stunning, fully finished detached infill offering over 2,000 sq. ft. above grade, thoughtfully designed with high-end finishes and a bright, open layout. Located in the desirable community of Banff Trail, this home seamlessly blends modern luxury with everyday functionality. Step inside to discover an expansive open floor plan featuring a spacious dining area, a chef-inspired kitchen with striking cabinetry and a large island, a cozy living room, and a sunlit breakfast nook. The sizeable mudroom—practically a hallway in itself—provides exceptional storage and organization. Glass railings enhance the home’s airy, upscale feel, allowing natural light to flow throughout all levels. Custom built-ins add beauty and practicality in every corner. Upstairs, you’ll find three generously sized bedrooms. The primary suite is a true retreat with a private balcony overlooking the front yard, a spa-inspired ensuite featuring a steam shower and jetted soaker tub, and soaring ceilings highlighted by skylights for an added touch of luxury. The fully finished basement offers even more living space with a sleek wet bar, bar fridge, built-in shelving, two bedrooms, and a den. (Originally a large recreation area, the sellers can easily revert it back if you prefer.) Outside, enjoy low-maintenance garden beds and a triple-car garage that is insulated and drywalled—perfect for a third vehicle, additional storage, or even your own workshop. Recent upgrades, including central air conditioning, make this home completely move-in ready. With its exceptional design, thoughtful upgrades, and ideal location, this Banff Trail gem checks all the boxes for modern inner-city living.