



GRASSROOTS
REALTY GROUP

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1928 27 Avenue SW
Calgary, Alberta

MLS # A2264023



\$1,125,000

Division:	South Calgary		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,311 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, See Remarks, Views		

Heating:	In Floor, Forced Air, Natural Gas
Floors:	Carpet, Tile
Roof:	Membrane, Rubber
Basement:	Finished, Full, Walk-Up To Grade
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Bar, High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: na

Step into sleek, modern luxury with this stunning custom-built home where crisp, clean lines and high-end finishes create a show-stopping impression inside and out. The main floor features a striking 24x24 tile throughout and an open-concept layout drenched in natural light from oversized, metal-clad windows. The chef-inspired European kitchen is a true centerpiece—complete with quartz countertops, a waterfall island, and premium Bosch & Miele appliances. Entertain in style, and don’t miss the jaw-dropping 2-piece powder room—guests will talk about it long after they leave! Upstairs, you’ll find two spacious bedrooms, a full laundry room, and a breathtaking primary retreat. Wake up to panoramic city views from bed, then indulge in your spa-like ensuite featuring a double vanity, oversized jetted tub, custom steam & rain shower with body jets, and heated tile floors. A custom walk-in closet completes the dream. The third-floor bonus room offers an additional oasis with even more incredible city views and a sunny south-facing balcony—plus, yes, there’s a bathroom on every level! The walkout basement is equally impressive, boasting in-floor heating beneath plush carpeting, a cozy fourth bedroom, a den, a beautifully finished storage area, and a rec room/TV area complete with a full bar—perfect for game nights and movie marathons