



GRASSROOTS
REALTY GROUP

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1415 27 Street SW
Calgary, Alberta

MLS # A2265874



\$1,200,000

Division:	Shaganappi		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,368 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows		

Inclusions: n/a

Experience a new level of inner-city luxury at 1415 27 Street SW a meticulously crafted 2,900+ sq ft modern residence featuring high-end design, rare upgrades, and an elevated lifestyle just minutes from DT, 17th Ave, and Shaganappi Golf Course. Immediate possession available. The main floor welcomes you with 10-ft ceilings, rich hardwood floors, and floor-to-ceiling windows that flood the home with natural light. A bright front den with oversized picture windows creates the perfect home office or reading retreat. The gourmet kitchen is the centrepiece of the home, showcasing: QUARTZ countertops Shaker-style cabinetry with under-cabinet lighting Fireclay farmhouse sink Built-in spice racks Large island with concealed electrical outlets Premium built-in gas range + appliance package A rare dumbwaiter elevator connects the garage and lower level directly to the kitchen an exceptional convenience feature rarely offered in Calgary infills. The powder room is a designer showpiece featuring wallpapered accents, gold-leaf ceiling, floating vanity, and backlit mirror unmatched attention to detail. Upstairs, the luxurious primary suite features: Floating vanities with ambient shelf lighting Dual sinks Custom-tiled oversized shower Freestanding soaker tub Oval mirrors and designer fixtures Two additional bedrooms, a bonus lounge, and full laundry room complete the upper level. The professionally finished basement includes: A stunning custom bar with black-and-gold detailing Wine display wall Large rec room Full bathroom Storage Outside, a private, low-maintenance yard and large patio create the ideal space for relaxing or entertaining. This home is new, never lived in, and crafted for those who value design, comfort, and convenience.

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