



GRASSROOTS
REALTY GROUP

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3035 27 Street SW
Calgary, Alberta

MLS # A2285426



\$844,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,932 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Landscaped, Lawn, Level, Paved, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub, Storage		
Inclusions:	Alarm/Security System		

This beautifully crafted custom home showcases timeless architecture, refined finishes, and a highly functional layout, ideally situated on a quiet street with convenient access to schools, parks, and transit. Designed for both elegant entertaining and comfortable everyday living, this residence offers an exceptional balance of style and substance. The inviting foyer opens to formal living and dining areas highlighted by gleaming hardwood floors and soaring 9-foot ceilings, setting a sophisticated tone throughout the open-concept main level. The chef-inspired kitchen is a standout, featuring granite countertops, an oversized central island, stainless steel appliances including a new gas range (2023), wall oven, and tiled backsplash. The kitchen flows seamlessly into the dining nook and family room with fireplace, creating an ideal space for hosting or relaxed evenings at home. A striking curved staircase leads to the vaulted upper level, where the king-sized primary retreat offers a true executive escape. The spa-inspired ensuite features double sinks with granite counters, a soaker tub, a large separate tiled shower, and a three-sided fireplace shared with the bedroom. A generous walk-in closet completes this private sanctuary. Two additional well-appointed bedrooms and a full 4-piece bathroom complete the upper floor. The fully developed basement extends the living space with a bright family and recreation room, an additional spacious bedroom, and a full bathroom—ideal for guests, a home office, or extended living. A newer mudroom addition (2022) leads to a professionally designed deck with pergola, also completed in 2022, offering an elegant outdoor setting for entertaining and relaxation. The landscaped yard, paved lane, and double detached garage provide both functionality and convenience. Meticulously maintained with extensive upgrades, this home reflects true

pride of ownership, including new shingles, downspouts, and gutter guards (June 2025), a new electrical panel and wiring (Nov 2025), updated main-floor lighting (Apr 2021), and new upstairs and basement bathroom fixtures (July 2024). A complete list of improvements is available in the Supplements. An exceptional opportunity for the discerning buyer seeking quality, comfort, and quiet sophistication—book your private showing today.