



**1413 27 Street SW**  
**Calgary, Alberta**

**MLS # A2286067**



**\$1,150,000**

<b>Division:</b>	Shaganappi		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,429 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** n/a

Experience refined inner-city living at 1413 27 Street SW. This meticulously crafted, never-lived-in modern residence offers over 3,000 sq ft of thoughtfully designed living space, blending high-end finishes, rare upgrades, and everyday functionality &mdash; all just minutes to Downtown, 17th Avenue, and Shaganappi Golf Course. Immediate possession available. The main floor impresses with soaring 10-foot ceilings, rich hardwood flooring, and expansive floor-to-ceiling windows that flood the space with natural light. A bright front den with oversized picture windows provides the perfect home office, study, or reading retreat. At the heart of the home, the gourmet kitchen is both striking and functional, featuring: Quartz countertops Shaker-style cabinetry with under-cabinet lighting Fireclay farmhouse sink Built-in spice racks Oversized island with concealed electrical outlets Premium built-in gas range and appliance package A rare and highly practical dumbwaiter elevator connects the garage and lower level directly to the kitchen &mdash; an exceptional feature seldom found in Calgary infills. The powder room is a true design statement, showcasing custom wallpaper accents, a gold-leaf ceiling, floating vanity, and backlit mirror &mdash; an unforgettable touch of luxury. Upstairs, the primary retreat offers a spa-inspired escape with floating dual vanities, ambient shelf lighting, oval mirrors, designer fixtures, a custom-tiled oversized shower, and a freestanding soaker tub. Two additional bedrooms, a versatile bonus lounge, and a full laundry room complete the upper level. The professionally finished basement is designed for entertaining, featuring a striking custom bar with black-and-gold detailing, a wine display wall, spacious recreation room, full bathroom, and additional storage. Outside, enjoy a private, low-maintenance yard and large patio &mdash; perfect

for relaxing evenings or hosting guests. This is modern luxury without compromise &mdash; crafted for those who appreciate elevated design, thoughtful details, and unbeatable inner-city convenience.