



GRASSROOTS
REALTY GROUP

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1932 27 Street SW
Calgary, Alberta

MLS # A2286262



\$1,139,900

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,078 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Rect		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

Welcome to this beautifully designed home on a quiet street in the sought after community of Killarney. Offering over 2,800 sq. ft. of luxurious living space, this air-conditioned 4 bedroom, 3.5 bathroom residence showcases exceptional craftsmanship and timeless style. The bright main floor features coffered ceilings, rich hardwood floors, a dramatic curved staircase, and a custom stone fireplace. The chef-inspired kitchen is equipped with full height cabinetry, quartz countertops, premium stainless steel appliances including a commercial-style gas range, a built-in coffee maker, farmhouse sink, and an impressive 12-foot island. The dining area offers seamless access to a landscaped backyard with deck and patio perfect for entertaining. Upstairs, the primary suite offers a walk-in closet and a spa like 5-piece ensuite with heated floors, soaker tub, steam shower, and dual vanities. Two additional bedrooms, a full bath, and convenient laundry complete the level. The fully finished basement features in-floor heating, a spacious family room with wet bar, fourth bedroom, and another full bathroom. Enjoy a heated double detached garage and easy access to parks, schools, the Killarney Aquatic & Recreation Centre, and downtown Calgary. Exceptional inner-city living awaits.