



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.