



**1711 27 Street SW**  
**Calgary, Alberta**

**MLS # A2295209**



**\$1,175,000**

<b>Division:</b>	Shaganappi		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,589 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Other, See Remarks		

<b>Heating:</b>	In Floor, Electric, Fireplace(s), 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>	Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bidet, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Walk-In Closet(s), Wired for Sound

**Inclusions:** N/A

Welcome to this exceptional, custom-built home in the highly sought-after community of Shaganappi— With over 3300sq ft of living space, and thoughtful design, high-end finishes, and modern functionality come together seamlessly. Step inside to discover a beautifully appointed interior featuring Brazilian cherry hardwood floors (onsite finished), porcelain tile throughout the main floor, expansive custom cabinetry, and an impressive chef-inspired kitchen complete with “quartz countertops, a stunning waterfall island, under-cabinet lighting, pull-out pantry, walk-in pantry, and a convenient small appliance lift. The open-concept main floor is enhanced by a striking two-way infinity fireplace, glass railings, and oversized “French doors leading to the deck—perfect for indoor-outdoor living. Designed for comfort and convenience, this home is fully equipped with smart home features, intercom with video monitoring, and wall-mounted TV rough-ins throughout. Zoned HVAC with central A/C, hydronic in-floor heating in the basement, heated tiled floors (kitchen, nook, and ensuite), water softener, and VacuFlo system ensure year-round efficiency and comfort. Upstairs, you’ll find custom-built closets, a built in office loft, and additional walk-in closet in the second bedroom, and a luxurious primary retreat featuring a spa-inspired ensuite with floating vanities, 10mm fully enclosed glass shower, and elegant custom shelving. Hunter Douglas blinds add a refined finishing touch throughout. The fully developed basement offers incredible versatility with a steam shower, additional flex/nanny room, and in-floor heating. A finished heated garage and durable concrete party wall further enhance the home’s quality and practicality. Ideally located just minutes from downtown with easy access via C-Train, transit, bike, or car, this

home is also just steps from Alexander Ferguson School, walking distance to 17th Avenue's vibrant shops and restaurants, Shaganappi Point Golf Course, and the Shaganappi Community Centre featuring tennis courts, skating trails, and an off-leash dog park. This is inner-city living at its finest—luxurious, connected, and designed for modern lifestyles. Please note some images have been virtually staged