



**1415 27 Street SW**  
**Calgary, Alberta**

**MLS # A2296103**



**\$1,200,000**

<b>Division:</b>	Shaganappi		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,390 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<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 a new level of inner-city luxury at 1415 27 Street SW. This meticulously crafted, never-occupied modern residence offers over 2,880 sq ft of thoughtfully designed living space, blending high-end finishes, rare upgrades, and everyday functionality &mdash; all just minutes from Downtown, 17th Avenue, and Shaganappi Golf Course. Walk to the CTrain for quick access to Downtown, SAIT, and the U of C. Immediate possession available. The main floor impresses with soaring 10-foot ceilings, rich hardwood flooring, and expansive floor-to-ceiling windows that flood the home with natural light. A bright front den with oversized picture windows provides the perfect space for a home office, study, or quiet retreat. At the heart of the home, the gourmet kitchen makes a bold statement with its darker, richly toned cabinetry, adding warmth and sophistication to the space. Designed for both style and function, it features quartz countertops, shaker-style cabinetry with under-cabinet lighting, a fireclay farmhouse sink, built-in spice storage, an oversized island with concealed electrical outlets, and a premium built-in gas range with full appliance package. A rare and highly practical dumbwaiter elevator connects the garage and lower level directly to the kitchen &mdash; excellent for carrying groceries in from your double-attached, heated oversized garage. This convenience feature is rarely offered in Calgary infills. The powder room is a true showpiece, complete with designer wallpaper, a gold-leaf ceiling, floating vanity, and backlit mirror &mdash; a striking touch of luxury and attention to detail. Upstairs, the primary retreat offers a spa-inspired escape with dual floating vanities, ambient lighting, oval mirrors, designer fixtures, a custom oversized tiled 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 stunning custom bar with black and gold accents, a wine display wall, spacious recreation room, full bathroom, and additional storage. Outside, enjoy a private, low-maintenance yard with a large patio &mdash; perfect for relaxing or hosting guests. This beautifully designed home offers modern luxury without compromise, ideal for those who value elevated design, comfort, and an unbeatable inner-city location.