



**2023 27 Avenue SW  
Calgary, Alberta**

**MLS # A2296612**



**\$1,899,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	2,876 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Rectangular Lot, Views		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

**Inclusions:** N/A

This three-storey home feels like it was pulled from the streets of Paris and planted in the heart of Calgary, just steps to Marda Loop, skyline views from the top floor, and every detail designed to make you never want to leave. The exterior sets the tone: French transitional style with timeless mouldings, arched windows, and proportions that just feel right. Inside, it's all soft curves, high ceilings, and French-inspired finishes that manage to be both romantic and livable. The kitchen is where you'll spend your most of your time. A 14-foot quartz island with dual-sided storage anchors the room; functional, surrounded by premium oversized appliances that make you want to cook. On the other side, custom built-in display with glass windows and LEDs to show off your fancy dinnerware. Pot filler, spice racks, open shelving, quartz backsplash. The custom arched hood fan is finished in Venetian plaster, adding texture and depth you don't see in most new builds. The butler's pantry with sink and cabinetry keeps the mess out of sight, while the mudroom with built-ins handles daily life seamlessly. Warm cabinetry gives the whole space personality and warmth. The arched window floods the home with natural light into the dining area. A living room with a Venetian plaster fireplace surround. Step outside to a turfed backyard and composite deck that is beautiful, low-maintenance, ready for summer dinners, morning coffee, or quiet evenings under the stars. Upstairs, the primary suite is your private retreat. Wake up to soft light and city views, then step into a spa-like ensuite with dual vanities, arched mirror details, custom plaster finishes, in-floor heat, and tilework that was thoughtfully designed. The shower is a showstopper with multi-integrated tiles and quartz jamb, straight out of a design magazine. Sit on the bench and enjoy the steam shower. The secondary bedrooms are generously

sized with walk-in closets, and the shared bathroom with in-floor heat blends French-inspired design with everyday practicality, dual vanities. The third floor is where this home earns its reputation. A rooftop lounge with another beautiful gas fireplace, opening onto a patio with sweeping downtown views. The kind of space you'll use constantly, not just on special occasions. The custom wet bar features brass tipping rails, glass shelving with LED lighting, and finishes that feel refined but never stuffy. The basement expands the living space even further: a huge guest bedroom/rec room or gym, full bathroom, extra storage, heated floor and heated driveway rough-ins for future comfort. Epoxy-finished heated garage with built-in speakers. Central A/C. Full security system. Integrated sound. Front and back landscaping designed so you're not spending weekends on yard work. Minutes from caf&eacute;s, shops, and downtown Calgary, but it feels like its own world. European charm, thoughtful craftsmanship, and design that doesn't age. Elegant, functional, effortlessly beautiful. This is the one!