



**1911 27 Avenue SW
Calgary, Alberta**

MLS # A2122636



\$1,375,000

Division:	South Calgary		
Type:	Residential/House		
Style:	3 Storey		
Size:	2,605 sq.ft.	Age:	2023 (1 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Private, See Remarks		

Heating:	Exhaust Fan, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Steam Room, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	None		

This beautiful three-story home, inspired by the timeless elegance of New York architecture, stands as a masterpiece with its stunning brick exterior and luxurious living spaces. Nestled in an ideal location, the property features a covered walk-out basement, seamlessly connecting indoor and outdoor living while flooding the interiors with natural light. The top floor is a grand master bedroom, complemented by a private bonus room and boasting breathtaking views of the city skyline and mountains from its FRONT AND BACK BALCONIES. The second floor hosts 3 generously sized bedrooms, each with its own ensuite bathroom, allowing comfort and convenience for every family member. A conveniently located laundry room with a sink streamlines household chores on this level. The WALKOUT basement level offers functionality with a comfy living space where there's ample room for relaxation and entertainment. It also hosts a fourth bedroom for residents or guests alike with a 4 piece bathroom. The recreation area in the basement includes a wet bar and additional beverage fridge, seamlessly transitioning to the backyard for indoor-outdoor living. The kitchen is a focal point, featuring a 15-foot-long island, HIDDEN PANTRY, quartz countertops, and lots of custom cabinetry or storage. Premium stainless steel appliances from KitchenAid, including a gas cooktop and built-in wall oven/microwave, elevate the culinary experience. Upon entry, a spacious walk-in closet ensures ample storage, while a mudroom with a walk-in closet + bench keeps the entryway clutter-free. The living room features custom-built cabinetry, a fireplace and a dedicated TV wall, creating an inviting space for relaxation. Don't miss the opportunity to own this remarkable property, showcasing custom cabinetry, luxurious finishes, and unique design elements throughout. Call for a

viewing today!