

\$1,199,000 - 3017 27 Street Sw, Calgary

MLS® #A2148855

\$1,199,000

4 Bedroom, 4.00 Bathroom, 2,106 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to your dream home on one of Killarney's most desirable streets! This stunning 3130+ sqft beauty (2105 above grade) is a masterpiece of architectural design, nestled on a sun-drenched south-facing 125' deep lot. With its upgraded LEGAL SEPARATE BASEMENT SUITE and designer finishes, this home epitomizes modern luxury living.

Step into the heart of this home - a kitchen that will take your breath away. Prepare meals on beautiful two-tone stone countertops, surrounded by elegant cabinetry. The centerpiece? A gorgeous JennAire gas range, complemented by a charming farm-style apron sink and a 48" built-in JennAir refrigerator. The massive island is perfect for casual dining or entertaining, while the adjacent flex pantry/buffet/office area is ideal for work-from-home or hosting dinner parties. Imagine sipping morning coffee in the dining room, bathed in natural light streaming through floor-to-ceiling windows. The 10-foot high ceilings and carefully chosen light fixtures add grandeur to your daily routine. As the day progresses, retreat to the family room where afternoon sun creates a warm, inviting atmosphere. Step out onto the full-width deck - perfect for soaking up that famous Calgary sunshine!

The attention to detail is evident throughout. The fireplace accent wall adds coziness, while timeless finishes ensure enduring style. For busy families, the rear access mudroom leads



to a hidden washroom packed with locker closets and cabinets. Upstairs, your private oasis awaits. The spacious primary bedroom, with its vaulted ceiling and large walk-in closet, is a retreat within itself. The ensuite bathroom is a showstopper, featuring a free-standing tub, gorgeous large-format stone tiles, and a luxurious walk-in shower. The upper bonus room, brightened by skylights, is perfect for a home office or kids' homework spot. Speaking of kids, they'll love their spacious bedrooms, each with built-in closets for easy organization. The lower level houses a legal basement suite that's anything but ordinary. Its heating and HVAC system powered by in-slab water heating makes it incredibly cozy and energy-efficient. Upgraded insulation and sound channels ensure peace and quiet between levels. Whether you're housing extended family, adult children, or tenants, this suite offers comfort and privacy. Located in vibrant Killarney, you're just a stone's throw from the amenities of Marda Loop, the excitement of 17th Ave, and the convenience of Crowchild Trail. This isn't just a house - it's a home designed for the way you live, work, and play. KEY FEATURES: 3130+ sqft total (2075 above grade), South-facing 125' deep lot ,Designer kitchen with JennAire appliance package, 10-foot ceilings and floor-to-ceiling windows, Family room with fireplace and deck access, Hidden powder room, Vaulted primary bedroom with ensuite and walk-in closet, Bonus room with skylights, LEGAL BASEMENT SUITE with separate systems ,CONVENIENT LOCATION near Marda Loop, 17th Ave, and Crowchild. Ready to move in!

Built in 2024

Essential Information

MLS® #	A2148855
Price	\$1,199,000

Sold Price	\$1,195,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,106
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	3017 27 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2G6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Skylight(s), Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Refrigerator, Dishwasher, Garage Control(s), Gas Range, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Mantle
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard, Tennis Court(s)
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 11th, 2024
Date Sold	July 23rd, 2024
Days on Market	12
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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