

\$1,469,900 - 2627 27 Street Sw, Calgary

MLS® #A2158601

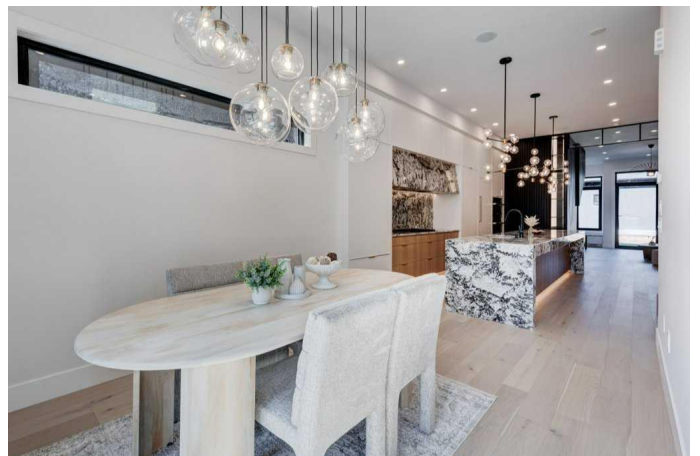
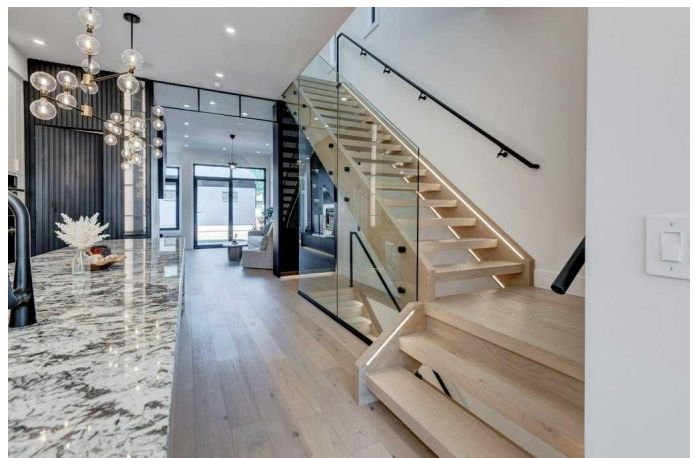
\$1,469,900

4 Bedroom, 5.00 Bathroom, 2,076 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

This stunning residence, now offered at an improved price, combines modern luxury with unparalleled craftsmanship, making it an extraordinary value in one of the city's most desirable communities. Step inside to find a sophisticated workspace seamlessly integrated with a high-end designer kitchen featuring a Hidden Pantry and an impressive Wine Wall Cabinet. The kitchen flows into a refined living room where a striking Black-Stained Slat Wall and a Marble Fireplace serve as the focal points. The main level's ambiance is elevated by LED Skirt Lighting and Designer Chandeliers, enhancing the elegance of the space. An open staircase with White Oak Hardwood steps and a sleek Glass Panel Railing leads you to the upper level, where three spacious bedrooms await, each boasting its own Ensuite Bath complete with Heated Floors for ultimate comfort. The primary suite is a true sanctuary, featuring Vaulted Ceilings, expansive windows, and a breathtaking ensuite with extensive Italian Porcelain, a Freestanding Tub, a Dual Head Steam Shower, and a Skylight that bathes the space in natural light. A full wall of custom-built cabinetry adds both functionality and beauty. The lower level is designed for relaxation and entertainment, with a cozy family room Prewired for Sound, a Wet Bar, a Home Gym Space, an office, and a guest bedroom with a full 4-piece bath. The entire lower level is prepared for Hydronic Floor Heating, while a Tankless On-Demand Water Heater ensures



efficient hot water distribution throughout the home. The Window and Door Package is second to none, offering both style and security. Outside, the West-Facing Yard is fully landscaped, complete with a Pressure Treated Deck, grass, fencing, planters, and a gas line, making it perfect for outdoor gatherings. The double garage offers ample space and is equipped with 200AMP Power, EV Charger Readiness, and gas rough-ins, catering to modern living needs. The home is also Vacuum System Rough-In Ready. This exceptional 4-bedroom, 4.5-bath home is located near parks, a dog park, schools, shopping, and just a short drive to downtown and the mountains. The care, attention to detail, and No Compromises approach to the building of this New Home will truly be appreciated by the Discerning Buyer, especially at this new price and when compared to what else the market offers.

Built in 2024

Essential Information

MLS® #	A2158601
Price	\$1,469,900
Sold Price	\$1,410,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,076
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2627 27 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2G4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Wired for Sound
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Tankless Water Heater, Washer/Dryer, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Gas, Marble, Raised Hearth
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Courtyard, Lighting, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 17th, 2024
Date Sold	August 22nd, 2024
Days on Market	5
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office BECK Real Estate Ltd.

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