

# \$775,000 - 1, 1927 27 Street Sw, Calgary

MLS® #A2175908

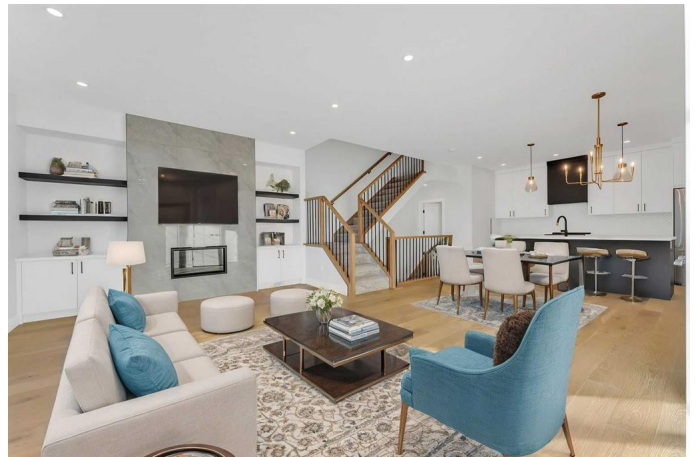
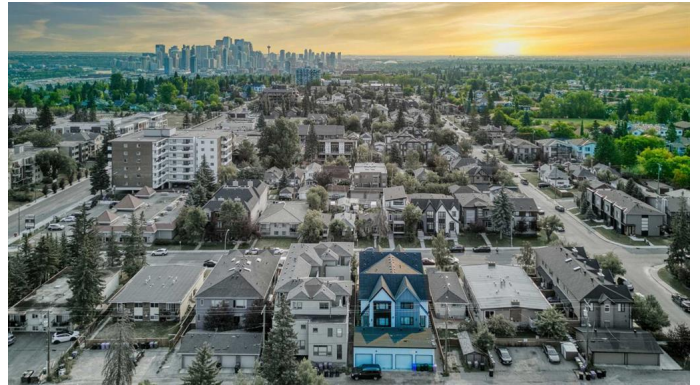
**\$775,000**

3 Bedroom, 4.00 Bathroom, 1,376 sqft  
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

**PRICED TO SELL!! INCREDIBLE  
INNER-CITY LOCATION | LUXURIOUS NEW  
BUILD | 3 TOTAL BEDROOMS | 3.5  
BATHROOMS | IDEAL FLOOR PLAN |  
DESIGNER FINISHES THROUGHOUT |  
DETACHED GARAGE | WITHIN WALKING  
DISTANCE TO NEARLY EVERYTHING!**

Brand new, luxuriously finished home in a prime location at a price you can afford! Phenomenally located within walking distance to schools, the Killarney Aquatic and Recreation Centre and the multitude of amenities along 17th Avenue. Then come home to a quiet sanctuary with 3 bedrooms, 3.5 bathrooms, a finished basement and a detached garage. The front deck nestled amongst beautiful landscaping entices peaceful morning coffees watching the sunrise. Inside is a gleaming refuge with a high-end designer style and an open and airy floor plan. A sleek full-height tile-encased fireplace flanked by built-ins in the living room invites you to sit back and relax while oversized windows stream in natural light. Designer lighting in the dining room creates a casually elegant entertaining space. Show off your culinary prowess in the stunning kitchen featuring stone countertops, stainless steel appliances, full-height cabinets, upscale finishes and a centre island with an eating bar. A privately tucked away and stylish powder room completes the main level. Beautiful cascading lighting illuminates your ascent up the stairs. Grand vaulted ceilings and



oversized windows adorn the primary retreat with a custom walk-in closet and a luxurious ensuite boasting dual sinks and an oversized rain shower. The second bedroom on this level is almost as indulgent with its own walk-in closet and private ensuite with a deep soaker tub. Laundry conveniently completes this level. Gather in the large rec room in the finished basement with ample space for entertaining or quiet nights in. A 3rd bedroom and another full bathroom is perfect for guests or a home office. Parking will never be an issue thanks to the insulated and drywalled single detached garage. This exquisite home has everything on your wish list plus an unsurpassable location in the mature inner-city community of Killarney/Glengarry. Truly an unbeatable location that is perfect for any active lifestyle with trendy shops and restaurants, an easy bike ride to the Bow River and downtown, close to Killarney pool, Shaganappi Point Golf course and so much more!

Built in 2023

**Essential Information**

MLS® #	A2175908
Price	\$775,000
Sold Price	\$770,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,376
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

## Community Information

Address	1, 1927 27 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2E6

## Amenities

Amenities	Secured Parking
Parking Spaces	1
Parking	Insulated, Single Garage Detached

## Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	November 1st, 2024
Date Sold	November 7th, 2024
Days on Market	6
Zoning	M-C1

HOA Fees                      0.00

**Listing Details**

Listing Office                eXp Realty

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