



2213 27 Street SW
Calgary, Alberta

MLS # A2286297



\$938,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,063 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Level, Rectangular Lot, Street L		

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Shingle Siding, Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Recessed Lighting, Skylight(s), Soaking Tub, Wired for Data, Wired for Sound

Inclusions: Electric blinds in the Master Bedroom and Main floor DR can stay

DARLING....If you've ever fantasized about being in a film with Audrey Hepburn, here's your chance -- WELCOME TO 'BREAKFAST AT TIFFANY'S'!-- This classy Killarney In-fill has 4 Bdrms (3+1), 3.5 baths, 2900 ft2 of developed space, a fully developed basement and Double Garage. Buyers will notice the abundant natural light at the entranceway (4 extra windows beside the staircase and skylight above the 2nd floor landing), high ceilings, iron spindles and hardwood flooring throughout the main floor living areas. The main floor den/flex room has 2 hidden sliding doors and overlooks the East facing front porch (rare for in-fills). The family room has a tile-surround gas fireplace, mantle and built-in cabinets. The center-peice Dining Room steals the show with its DRAMATIC COFFERED ceilings and recessed lighting. Everyone will love the electrifying and smoky 'CRIMSON-RASPERRBY' 2pc bath. Spacious Island kitchen has granite countertops (seats 4), espresso cabinetry (capped to-the-ceiling), hexagonal mirrored backsplash, stainless appliances, upgraded in-cabinet storage (Lazy Susan) and of course... an essential wine fridge for entertaining. Back mud room has tile flooring, closet and seating bench. TIFFANY BLUE, professionally soundproofed Master Bedroom with show-stopper TRAY CEILINGS, electronic window coverings/black out blinds + large walk-in closet (11 feet deep) --because every movie star needs their sleep.-- 5pc ensuite has tiled shower stall w/ glass door, separate soaker tub, his/her sinks (w/ makeup desk) and separate WC. Roughed-in laundry room w/ sky light (currently a sauna room), 2 large bedrooms and an additional 5pc bath up. Professionally finished basement with HEATED FLOORS, massive media/family room (wall of cabinets, granite counters, wet-bar and beverage fridge), large 4th bedroom w/ walk-in closet, 4pc

bath + separate laundry room w/ sink. West facing back yard. Walking distance to Killarney pool, LRT station, schools, parks and trendy 17th avenue restaurants & pubs. This home has AIR CONDITIONING. Don't forget to visit our 3D tour and view the floorplans in the supplement section! ***BUYER BONUS: SELLER WILL INSTALL NEW SOD FOR THE BUYER IN THE FRONT YARD IF BUYER TAKES POSSESSION ON OR BEFORE JULY 31ST, 2026***