



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2426 27 Street SW
Calgary, Alberta

MLS # A2286658



\$1,175,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,988 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Paved		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub		
Inclusions:	Refrigerator, Dishwasher		

EXTENDED BASEMENT | DESIGNER INNER-CITY INFILL Welcome to a standout new infill in the heart of Killarney, delivering close to 3,000 sq ft of thoughtfully planned living space where modern elegance meets practical everyday living. Located in one of Calgary's most desirable inner-city communities, this home blends upscale design, a bright open layout, and purposeful functionality. Step inside and you're greeted by a welcoming formal dining space that effortlessly connects to the heart of the home — a stunning chef-inspired kitchen centred around an impressive 12-foot quartz island. Whether you're enjoying quiet mornings or hosting friends, this space balances sophistication with real-life usability. Positioned across from the kitchen, a sunlit home office provides a flexible space for work, study, or creativity. Toward the back of the home, the warm and inviting living room features a sleek fireplace and large patio doors that lead to the spacious rear deck, extending your living area outdoors for seamless entertaining. The main floor is completed by a built-in mudroom with ample storage and a stylish, discreet powder room. Upstairs, the primary retreat offers an airy feel with a vaulted ceiling, walk-in closet, and a spa-like ensuite showcasing statement flooring, dual vanities, and a beautiful freestanding tub. Two additional bedrooms, a modern main bathroom, and an upper-floor laundry room provide comfort and convenience for the whole household. The lower level features an extended LEGAL BASEMENT SUITE, adding incredible flexibility and value. Bright and spacious, this level includes a full kitchen, open living area, two bedrooms, a flex room, and its own laundry. Ideal for rental income, multi-generational living, or a private guest space, this suite delivers versatility without sacrificing design quality. Outside,

the home is finished with a double detached garage and access from a paved rear lane, adding everyday convenience. With refined finishes, a smart and functional floorplan, loads of natural light, and a location just moments from parks, schools, shopping, and quick downtown access, this property offers more than just beautiful design — it’s a lifestyle upgrade and a solid long-term investment.