



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1424 27 Street SW
Calgary, Alberta

MLS # A2310207



\$1,045,000

Division:	Shaganappi		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,027 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Garage heater, Projector and screen		

OPEN HOUSE - Saturday, July 18 (1-3pm) INNER CITY LIVING without the drama… this home, sits on the outer edges of the core in Shaganappi. A quiet street, no through traffic, just a short walk to the Shaganappi Point LRT or ease of access to Bow Trail - east to downtown or west to the mountains. Just 6 years young this two storey offers 2900 sq ft of living space, over three levels and SHOWS LIKE NEW – GORGEOUS! On the main you will love the open plan, 10’ ceilings, wideplank white oak hardwoods, designer lighting, a towering tiled fireplace feature and an AMAZING KITCHEN – WOW! A quartz island to accommodate 6 people, a professional series side by side fridge/freezer, an induction cooktop, a striking backsplash, a wall oven and the island with two sinks. The living room sits in back, the fireplace being the central feature here, offering an intimate lounging space… and upfront the dining space. The hardwoods carry-on upstairs, via the open riser, glass enclosed staircase – BRILLIANT - here you will find soaring 13’ ceilings in each of the bedrooms, providing an inviting sense of space. The primary retreat features that same tiled feature wall and fireplace you loved in the living room, a 5pc en suite, with HEATED FLOORS, quartz counters, a double vanity, a floating soaker and seamless glass shower. The two additional beds up are well-sized, each with the soaring ceiling features and sharing a 5pc, double vanity bath. The lower level has been finished for entertaining with a projector and screen for movie nights, a wet bar and a 4th bed with full bath…. PLUS a HEATED GARAGE, B/I speakers (inside & out) and Central A/C. This is an EXCEPTIONAL opportunity close to downtown in Shaganappi.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of RE/MAX First. Information is believed to be reliable but not guaranteed.