

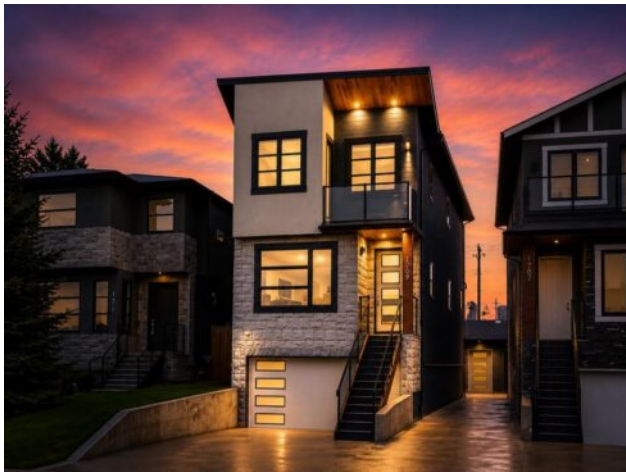


GRASSROOTS
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1709 27 Street SW
Calgary, Alberta

MLS # A2311809



\$1,199,900

Division:	Shaganappi		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,898 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Double Gar		
Lot Size:	0.07 Acre		
Lot Feat:	Few Trees, Low Maintenance Landscape, No Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Sump Pump(s), Vinyl Windows		
Inclusions:	T.v mounts in living room and primary bedroom		

Welcome to 1709 27 Street SW, a beautifully upgraded infill on a quiet street in the highly sought-after community of Shaganappi. Offering 3 levels of thoughtfully designed living space, this home combines high-end finishings, extensive upgrades, and an exceptional inner-city location just minutes from downtown Calgary. The exterior features timeless stucco and real granite finishings, refined architectural lines, and the rare advantage of both an attached and detached double garage — ideal for additional storage, hobby space, or car enthusiasts. The rear deck has also been professionally refinished and includes remaining warranty coverage. Inside, the open-concept main floor was designed for everyday living and entertaining, featuring an open-rise staircase with glass railings, spacious living and dining areas, and a modern fireplace. The chef-inspired kitchen is equipped with high-end Bosch appliances including a built-in refrigerator, built-in dishwasher, along with quartz countertops, extensive cabinetry, and a large central island. Additional upgrades throughout the home include a multi-zone built-in speaker system extending through the home, basement, exterior, and garage, video surveillance and security system, roughed-in central vacuum, fresh paint throughout, and professionally designed blueprints for future main floor redesign concepts commissioned by the owner. Upstairs, the fully renovated primary retreat was redesigned approximately two years ago and features upgraded insulation, custom built-in cabinetry, soft-close drawers, custom shelving, anti-fog mirrors with integrated Bluetooth speakers, and a beautifully designed walk-in closet system. The spa-inspired ensuite includes heated floors, quartz countertops, a freestanding tub, oversized glass shower, dramatic feature tile wall, and a dual vanity with makeup station. Two additional

bedrooms complete the upper level, including one with private balcony access. A full bathroom, upstairs laundry with quartz countertops, and three skylights bringing in exceptional natural light complete the space. The fully finished basement offers large windows, a spacious entertainment and family area, wet bar with dual wine fridges, full 4-piece bathroom, and roughed-in in-floor heating. The attached garage also includes roughed-in piping for future heated floors. Located just steps from Alexander Ferguson School, Shaganappi Park, playgrounds, Killarney Aquatic & Recreation Centre, Shaganappi LRT Station, Westbrook Mall, and Calgary's pathway system, this is a rare opportunity to own a heavily upgraded inner-city home with exceptional garage space, technology, and custom finishing throughout.