



GRASSROOTS

REALTY GROUP

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**2235 27 Street SW
Calgary, Alberta**

MLS # A2315572



\$794,900

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,553 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Garage Faces Rear, Rear Drive, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Private, Rectan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Wood	Utilities:	-

Features: Breakfast Bar, Built-in Features, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Pergola

Set in the heart of Killarney, this beautifully maintained two-storey detached home offers a rare blend of character, warmth, and thoughtful modern updates. Step inside to a bright and inviting front room featuring a beautiful bay window and warm, character-filled details. Currently used as a dining room, this flexible space could easily function as a formal living room or sitting area. Just beyond, a richly styled lounge with dramatic feature walls, gallery-style detailing, and custom millwork creates an intimate setting for entertaining. Currently styled as a cocktail room, this versatile space could also serve as your formal dining area, a cozy reading room, or additional living space. From there, you move through to the kitchen, where granite countertops, updated cabinetry, a newer stovetop, stainless steel appliances, a breakfast bar, and a built-in hutch area bring both function and polish to the heart of the home. At the back, a cozy family room adds another layer of comfort, anchored by a newly updated gas fireplace and framed by double French doors that open to the private west-facing backyard. The backyard feels like a true outdoor extension of the home, thoughtfully designed for comfort, privacy, and easy enjoyment. A spacious deck creates the perfect setting for summer dinners or quiet morning coffee. The pergola and privacy screens add definition, shade, and a tucked-away feel, making the space beautifully secluded. Completing the main floor is a guest powder room. Upstairs, the large primary retreat offers vaulted ceilings, a private balcony, a walk-in closet, and an ensuite, while two additional bedrooms and a renovated four-piece bathroom with an oversized soaker tub complete the upper level. The fully finished basement adds exceptional additional living space, complete with a dedicated work or hobby area and a spacious utility room with laundry and ample

storage. A true standout feature is the temperature-controlled wine cellar, beautifully finished with stone walls and a cherry wood ceiling, creating a stunning space for collecting, displaying, and entertaining. Significant updates provide added value and peace of mind, including nearly all new windows (approximately \$40,000 invested in 2026), the complete removal of Poly-B plumbing, majority of new heavy-duty wooden interior doors, a new central vacuum system installed in 2026. This home has also been meticulously maintained and thoughtfully updated throughout the years as needed. This location offers the best of inner-city living with a warm, established community, just minutes from downtown Calgary, the home is beautifully positioned near the energy of 17th Avenue SW, where restaurants, cafés, shops, and nightlife create one of the city’s most vibrant entertainment districts. Closer to home, residents enjoy access to the Killarney Aquatic & Recreation Centre, with swimming, fitness, and recreation amenities, as well as numerous parks, great schools and more.