



**2235 27 Street SW**  
**Calgary, Alberta**

**MLS # A2322276**



**\$774,900**

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

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

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

**Inclusions:** -

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, caf&eacute;s, shops, and nightlife create one of the city&rsquo;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.