



3039 27 Street SW
Calgary, Alberta

MLS # A2322527



\$840,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,960 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar

Inclusions: All TV Mounts (TV's will be removed), Bsmt Electric Fireplace, Floating Shelves, Bsmt Bar Fridge, Alarm Panel Mounted (but unmonitored), Humidifier on Furnace (as-is, disconnected - see comments)

Truly a rare find! This classic, semi-attached 2 storey home, features over 2700 sq feet of finished living space, and is located in a sought-after pocket of Killarney, nestled on a tranquil street, lined with mature trees. The location is exceptional — steps from multiple playgrounds and parks, an outdoor rink, indoor pool, tennis courts, and just blocks from highly rated schools. Designed with comfort and everyday living in mind, this home blends timeless charm, thoughtful functionality, and modern convenience in one of the community's most desirable settings. Timeless style meets modern comfort throughout, where classic hardwood floors, extensive built ins, and remarkable storage exceed the standards of today's new builds. Upon entry, you're welcomed by a spacious front foyer, with three closets, offering unmatched practicality for busy families. The main floor features a versatile flex room, perfect for a formal dining, a home office, library, yoga or music room, or main floor playroom for those with young families. The open concept kitchen is designed for hosting and everyday living alike, featuring a center island, granite countertops, stainless steel appliances, and an impressive amount of custom cabinetry. The adjoining dining space flows effortlessly into the living room, which is anchored by a natural gas fireplace, a full wall of built ins, and direct access to the rear mudroom leading to your backyard oasis. A beautifully curved staircase, illuminated by a skylight, leads you to the second floor, where you'll find three spacious bedrooms, a convenient upper level laundry room, and two full bathrooms. The primary suite features a versatile bonus area, a walk in closet plus a separate shoe closet, and the luxurious ensuite is complete with a relaxing soaker tub, separate shower, and dual sinks. The fully developed basement adds

valuable functionality, offering a fourth bedroom with a walk in closet, a third full bathroom, and a spacious recreation room featuring a full entertainment wall, and wet bar. Brand new vinyl plank flooring runs throughout this level, adding a fresh and modern touch. Additional upgrades include a new furnace and hot water tank, custom blinds throughout, built in speakers, and central air conditioning to keep you cool on warm summer days. Outside, the beautifully landscaped west facing backyard is fully fenced and features a private deck with multiple gas hookups for BBQ or fire table enjoyment — an ideal setting for long summer evenings. With a 2 car garage and paved lane access, this thoughtfully designed home truly checks all the boxes. Don't miss your opportunity to call this beautiful property "HOME". Book your showing today.