



GRASSROOTS
REALTY GROUP

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1413 27 Street SW
Calgary, Alberta

MLS # A2323733



\$1,049,900

Division:	Shaganappi		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,429 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Few Trees, Level		

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

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar

Inclusions: N/A

1413 27 Street SW | A Statement in Modern Luxury A rare opportunity to own a never-lived-in, architecturally refined inner-city residence offering over 2,300 sq ft of curated living space in one of Calgary's most connected locations — minutes to Downtown, 17th Avenue, and Shaganappi Golf Course. Immediate possession available. Designed for those who expect more. The main level sets the tone with soaring 10' ceilings, expansive floor-to-ceiling windows, and rich hardwood throughout. A sunlit front den offers a sophisticated work-from-home setting or private retreat. The kitchen is a showpiece — where design meets precision: • Quartz surfaces • Custom shaker cabinetry with under-cabinet lighting • Fireclay farmhouse sink • Integrated spice storage • Oversized island with concealed power • Premium built-in gas range and appliance package A rare private dumbwaiter elevator seamlessly connects the garage and lower level to the kitchen — an elevated convenience almost never found in Calgary infill builds. The powder room is pure drama — designer wallpaper, gold-leaf ceiling detail, floating vanity, and backlit mirror. Unforgettable. Intentional. Distinct. Upstairs, the primary suite delivers a true spa experience with floating dual vanities, ambient lighting, custom tilework, oversized glass shower, and a sculptural freestanding soaker tub. Two additional bedrooms, a bonus lounge, and full laundry complete the upper level. The fully developed lower level is built for entertaining — featuring a bespoke black-and-gold custom bar, wine display wall, expansive recreation space, full bath, and storage. Outdoor living is equally considered, with a private, low-maintenance yard and generous patio designed for effortless entertaining. Architectural. Refined. Elevated. This is

inner-city luxury without compromise.