



**GRASSROOTS**  
REALTY GROUP

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1711 27 Street SW  
Calgary, Alberta

MLS # A2327047



**\$1,075,000**

|           |                                                          |        |                   |
|-----------|----------------------------------------------------------|--------|-------------------|
| Division: | Shaganappi                                               |        |                   |
| Type:     | Residential/Duplex                                       |        |                   |
| Style:    | 2 Storey, Attached-Side by Side                          |        |                   |
| Size:     | 2,581 sq.ft.                                             | Age:   | 2011 (15 yrs old) |
| Beds:     | 3                                                        | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached, Heated Garage, Oversized         |        |                   |
| Lot Size: | 0.07 Acre                                                |        |                   |
| Lot Feat: | Back Yard, Landscaped, Lawn, Many Trees, Rectangular Lot |        |                   |

|             |                                                                                                                                                                                      |            |      |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | In Floor, Forced Air, Natural Gas                                                                                                                                                    | Water:     | -    |
| Floors:     | Carpet, Hardwood, Tile                                                                                                                                                               | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                                                                                                      | Condo Fee: | -    |
| Basement:   | Full                                                                                                                                                                                 | LLD:       | -    |
| Exterior:   | Stone, Stucco, Wood Frame                                                                                                                                                            | Zoning:    | R-CG |
| Foundation: | Poured Concrete                                                                                                                                                                      | Utilities: | -    |
| Features:   | Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, French Door, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s) |            |      |
| Inclusions: | N/A                                                                                                                                                                                  |            |      |

This well designed semi-detached home offers the space, layout, and lifestyle of a much larger detached property, all in a quiet, tucked-away location just minutes from the heart of the city. From the moment you arrive, the home feels generous and thoughtfully planned. A large foyer leads into bright, open living spaces with 9' ceilings, expansive windows, custom built-ins, and a striking double-sided fireplace that creates warmth and connection between the living and dining rooms. The dining area is ideal for hosting, with plenty of room for family gatherings, dinner parties, and special occasions. A stylish and functional kitchen features sleek dark wood cabinetry, stainless steel appliances, a large island with waterfall-edge detail, heated tile floors, a bar fridge and excellent pantry storage. The casual dining nook opens to the backyard, while the butler's pantry/laundry area adds exceptional everyday convenience with an extra sink, fridge, and abundant storage. Upstairs, hardwood floors continue throughout the smart and spacious second level. An open office area with a built-in desk at the top of the stairs is ideal for remote work, while two well-sized secondary bedrooms are positioned at the back of the home and share a bathroom with contemporary finishes. The primary bedroom is a true standout, offering far more space than expected for this location. It includes a sitting area with fireplace, large windows, a beautifully organized custom walk-in closet, and a spacious ensuite with dual vanity, soaker tub, large shower, water closet, and heated floors. The fully developed lower level adds even more flexibility, with a comfortable family room and additional flex space that could serve as a gym, guest area, second office, or hobby room. A practical mudroom connects directly to the double attached under-drive garage, a rare and valuable feature for a semi-detached

home. The backyard is compact and easy to maintain, with a deck, patio, and mature trees offering privacy. Additional features include air conditioning and heated floors in the kitchen, ensuite, and basement. Set in a highly convenient inner-city location close to the C-Train, Alexandra Ferguson School, Shaganappi Golf Course, 17th Avenue shops and restaurants, bike routes, and quick downtown access, this home is ideal for buyers who want space, comfort, and an urban lifestyle without compromise. Especially well suited to professionals, down-sizers, or adult living, it offers the perfect balance of elegance, function, and location.