



GRASSROOTS
REALTY GROUP

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20 27 Avenue SW
Calgary, Alberta

MLS # A2333980



\$1,784,900

Division:	Erlton		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,489 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Dog Run Fenced In, No Neighbours Behind		

Heating:	Baseboard, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bidet, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Separate Entrance		

Inclusions: N/A

UNDER CONSTRUCTION HOME PICTURES ARE FOR REFERENCE . Luxury Living with Unparalleled Downtown Views in Erlton
Welcome to this extraordinary brand-new luxury residence in the prestigious inner-city community of Erlton, where timeless New York-inspired architecture meets exceptional craftsmanship. Built by CraftHaven Homes with architectural design by John Trinh, this remarkable 3 storey detached home offers over 5 bedrooms, 4.5 bathrooms, breathtaking 180-degree downtown Calgary views, and a 2-bedroom basement Legal suite with a private entrance. The striking New York-style red brick exterior, complemented by exposed concrete front steps, creates an unforgettable first impression. Inside, every detail has been thoughtfully curated with premium finishes, sophisticated design, and luxurious living spaces. The main level is designed for both elegant entertaining and everyday living, featuring a grand formal dining room and a spectacular chef's kitchen showcasing premium Dacor luxury appliances, a dramatic quartzite waterfall island with elegant rounded corners, custom white oak cabinetry, and a stunning stone-wrapped fireplace chimney that anchors the open-concept living room. Herringbone style custom hardwood floor with gold inlay border , Oversized patio doors lead to the outdoor entertaining area, while a spacious mudroom provides convenient access to the yard. The second level is highlighted by an exceptional primary retreat offering panoramic downtown skyline views, a spa-inspired ensuite with custom steam shower and heated floors, and a generous walk-in closet. This level also includes a second bedroom, a beautifully appointed full bathroom, a dedicated home office, and a convenient laundry room. The third floor offers an incredible lifestyle space featuring a sophisticated loft with a custom wet bar, a

spacious rooftop-style balcony with spectacular downtown Calgary views, an additional bedroom, and another full bathroom—perfect for entertaining or relaxing while enjoying the city skyline. Adding tremendous value is the fully self-contained 2-bedroom, 1-bath basement Legal suite with its own private entrance, providing excellent income potential or comfortable accommodation for extended family. Additional highlights include a double detached garage, designer lighting, premium millwork, luxury finishes throughout, and an unbeatable location just minutes from downtown, the Elbow River pathways, parks, transit, and Calgary's finest restaurants and entertainment. This is a rare opportunity to own a one-of-a-kind luxury home that perfectly blends timeless architecture, modern elegance, and one of Calgary's most spectacular downtown views. Experience inner-city living at its absolute finest.