



**GRASSROOTS**  
REALTY GROUP

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1415 27 Street SW  
Calgary, Alberta

MLS # A2339748



**\$1,050,000**

|           |                                                                         |        |                  |
|-----------|-------------------------------------------------------------------------|--------|------------------|
| Division: | Shaganappi                                                              |        |                  |
| Type:     | Residential/Duplex                                                      |        |                  |
| Style:    | 2 Storey, Attached-Side by Side                                         |        |                  |
| Size:     | 2,390 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

Experience a new level of inner-city luxury at 1415 27 Street SW. This meticulously crafted, never-occupied modern residence offers over 2,880 sq ft of thoughtfully designed living space, blending high-end finishes, rare upgrades, and everyday functionality &mdash; all just minutes from Downtown, 17th Avenue, and Shaganappi Golf Course. Walk to the CTrain for quick access to Downtown, SAIT, and the U of C. Immediate possession available. The main floor impresses with soaring 10-foot ceilings, rich hardwood flooring, and expansive floor-to-ceiling windows that flood the home with natural light. A bright front den with oversized picture windows provides the perfect space for a home office, study, or quiet retreat. At the heart of the home, the gourmet kitchen makes a bold statement with its darker, richly toned cabinetry, adding warmth and sophistication to the space. Designed for both style and function, it features quartz countertops, shaker-style cabinetry with under-cabinet lighting, a fireclay farmhouse sink, built-in spice storage, an oversized island with concealed electrical outlets, and a premium built-in gas range with full appliance package. A rare and highly practical dumbwaiter elevator connects the garage and lower level directly to the kitchen &mdash; excellent for carrying groceries in from your double-attached, heated oversized garage. This convenience feature is rarely offered in Calgary infills. The powder room is a true showpiece, complete with designer wallpaper, a gold-leaf ceiling, floating vanity, and backlit mirror &mdash; a striking touch of luxury and attention to detail. Upstairs, the primary retreat offers a spa-inspired escape with dual floating vanities, ambient lighting, oval mirrors, designer fixtures, a custom oversized tiled shower, and a freestanding soaker tub. Two additional bedrooms, a versatile bonus lounge, and a full laundry room

complete the upper level. The professionally finished basement is designed for entertaining, featuring a stunning custom bar with black and gold accents, a wine display wall, spacious recreation room, full bathroom, and additional storage. Outside, enjoy a private, low-maintenance yard with a large patio &mdash; perfect for relaxing or hosting guests. This beautifully designed home offers modern luxury without compromise, ideal for those who value elevated design, comfort, and an unbeatable inner-city location.