



GRASSROOTS
REALTY GROUP

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2021 27 Avenue SW
Calgary, Alberta

MLS # A2346187



\$2,498,000

Division:	South Calgary		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	3,326 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Low Maintenance Landscape, Rectangular Lot		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Double Vanity, French Door, High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Soaking Tub, Steam Room, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: N/A

An exceptional custom-built home 4,169 sq. ft. of livable space in a premier inner-city location. This meticulously designed home features 5 beds, 4.5 baths, multiple entertainment spaces, and an expansive rooftop patio with panoramic downtown views. The exterior makes an immediate impression with its full brownstone facade, custom steel railings, epoxy stone-finished balconies and frameless glass details. Inside, the main level showcases a striking custom kitchen with bespoke cabinetry, a rounded range hood, full-height quartz backsplash, integrated quartz sink, and an architectural oversized waterfall island with seating and two-sided storage. A walk-through butler's pantry with quartz-wrapped door jambs and extensive storage complements the kitchen. The premium panel-ready appliance package is accented with elegant brass detailing. The dining room brings its own wow factor, with an arched coffee bar framed by two glass-panelled wine displays. High ceilings, tall windows and statement lighting give the space a grand feel while keeping it warm and inviting. The living room includes a library and a large fireplace with custom arched design on both ends. Wide-plank engineered hardwood runs through the main living areas, paired with solid white oak doors and casings, designer lighting, and custom millwork. Oversized European windows bring in a lot of natural light, and details like quartz windowsills and drywall returns give the finishing a clean, architectural look. The primary suite is like a private sanctuary with a large walk-in closet, custom European-style wardrobe, gas fireplace, heated ensuite floors, dual vanities, quartz counters, a designer feature wall, a freestanding soaker tub, and an oversized steam shower. Head up to the third floor and you'll find a lounge, a custom wet bar, and direct access to the rooftop patio — a great setup for entertaining, with

downtown views as the backdrop. The fifth bedroom currently works as a private office with custom built-ins, but it converts easily to a bedroom or guest space depending on what you need. Downstairs, the lower level keeps the entertaining going with a recreation room, wet bar, an additional bedroom and full bathroom, and heated epoxy flooring. Good for a home gym, games room, media space, or guests. Outside, the south-facing backyard is professionally landscaped, with a rear deck, custom steel railings, epoxy stone patios, and a heated driveway. The garage is heated, the floor is epoxy-finished too, so even the arrival experience feels considered. Between the skyline views from multiple levels, the rooftop patio, the custom millwork and cabinetry throughout, and the heated indoor and outdoor spaces, this is a home built for everyday comfort as much as for entertaining.