

3011 27 Street SW  
Calgary, Alberta

MLS # A2252931



**\$975,000**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Killarney/Glengarry                                                       |               |                   |
| <b>Type:</b>     | Residential/Duplex                                                        |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                                           |               |                   |
| <b>Size:</b>     | 1,981 sq.ft.                                                              | <b>Age:</b>   | 2012 (13 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces    |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectangular Lo |               |                   |

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|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                                                                                                                                                | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                                                                                                                                                                                 | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                                                                                        | <b>Condo Fee:</b> | -               |
| <b>Basement:</b>   | Finished, Full                                                                                                                                                                                                                                                                         | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Cedar, Stucco, Wood Frame                                                                                                                                                                                                                                                              | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                                                                                        | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s) |                   |                 |
| <b>Inclusions:</b> | Second refrigerator, trampoline and raised garden beds -all negotiable.                                                                                                                                                                                                                |                   |                 |

\*OH | Sunday | Sept 7 | 2-4:30pm\* Welcome to this exceptional, upscale family home nestled in the sought-after Killarney community - where modern sophistication meets everyday comfort. Designed with refined taste and meticulous attention to detail, this 4-bedroom, 3.5-bathroom residence offers over 2778 total sq ft of beautifully appointed living space, perfectly tailored for modern urban families. Step inside to discover rich walnut wood detailing throughout, adding warmth and elegance to the clean, contemporary design. Designer lighting and premium finishes elevate every room, while high-tech features blend seamlessly into the home's thoughtful layout. A striking skylight over the stairwell floods the interior with natural light. The gourmet kitchen has a large quartz island, walk-in pantry, and custom walnut cabinetry. There's plenty of room for the whole family in the spacious dining room. Your main living spaces flow to the sunny living room with chic modern fireplace making the home ideal for entertaining or relaxing with family and friends. Upstairs, the luxurious primary suite is a true retreat—complete with a private balcony, walk-in closet, and a two-sided fireplace shared with the spa-inspired ensuite. Indulge in the oversized jetted soaker tub, and walk-in shower with rain shower and wall jets—all wrapped in modern elegance. There are two more washrooms, a well equipped laundry room and a family washroom on the upper level. The fully finished basement with in-floor heating offers a recreation room with wet bar, bedroom and full washroom. Outside enjoy your morning coffee in the fully landscaped front yard with mature perennials, or relax in the evening on your large deck in the sunny west-facing backyard. The detached two-car garage has room for all your gear. All of this is set in a vibrant, family-friendly community known for its

excellent schools, walkable shops and services, and easy access to downtown, transit, and major transportation routes. This is more than a home—it's the perfect foundation for your family's next chapter. Don't miss your opportunity to live in one of Calgary's most desirable urban neighbourhoods.