

# \$1,149,900 - 1932 27 Street Sw, Calgary

MLS® #A2224150

**\$1,149,900**

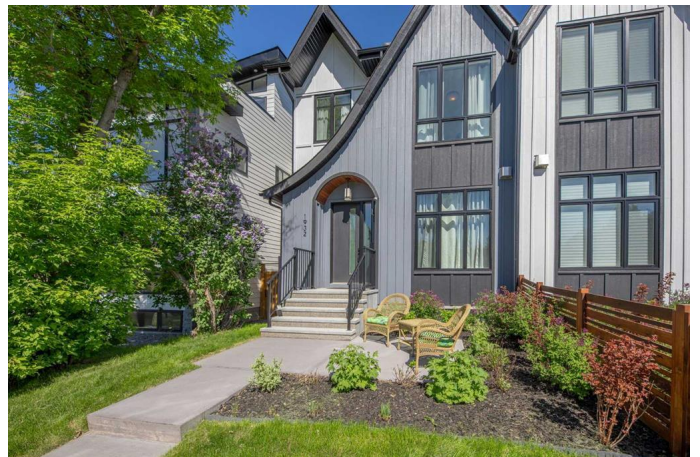
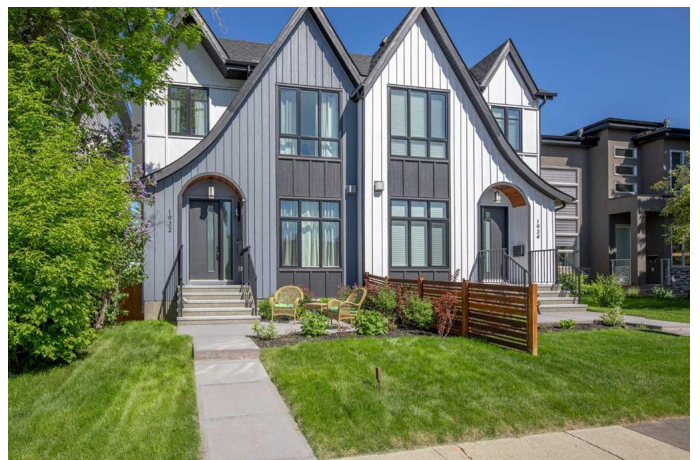
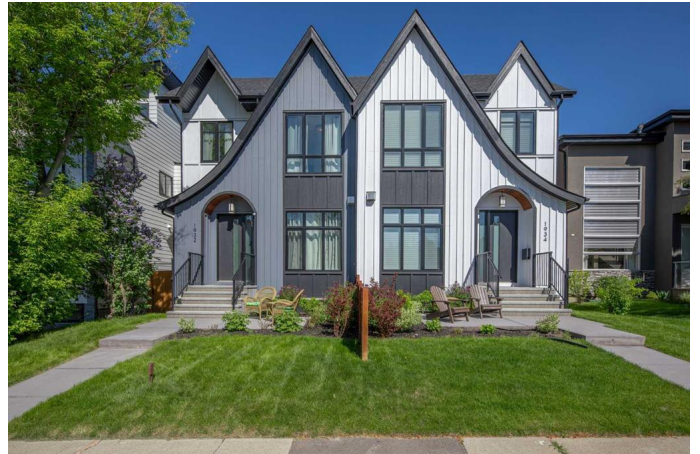
4 Bedroom, 4.00 Bathroom, 2,078 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this professionally designed architectural gem, perfectly positioned on a quiet street in the highly sought-after inner-city community of Killarney. Showcasing superior craftsmanship, incomparable quality, and an air-conditioned, thoughtfully curated floor plan, this 4-bedroom, 3.5-bathroom home offers over 2,800 square feet of luxurious living space. From the moment you arrive, the striking curb appeal sets the tone. Step inside and experience the elegance of coffered ceilings, stunning millwork, beautiful hardwood floors, a dramatic curved staircase, and a custom stone fireplace that anchors the spacious and sun-filled main level.

The chef-inspired kitchen is a true dream, outfitted with full-height, wood cabinetry, sleek Quartz countertops, and premium stainless steel appliances, including a commercial-style gas range and professional side-by-side fridge/freezer. A built-in coffee maker adds a touch of daily indulgence, while the granite farmhouse sink, hot water pot filler, garburator, and expansive 12' island make this kitchen as functional as it is beautiful. The dining area offers seamless access to a fully landscaped backyard oasis, complete with a deck and patio, ideal for summer gatherings. A custom mudroom with built-in bench and closet, plus a stylish 2-piece powder room, complete the main floor. Upstairs, retreat to your private owner's sanctuary featuring a generous primary suite with a walk-in closet and custom storage. The spa-like 5-piece



ensuite boasts heated floors, dual vanity sinks, a freestanding soaker tub, a private water closet, and a large steam shower. Two additional bedrooms, a well-appointed 4-piece bathroom, and a convenient laundry room with sink and plenty of storage round out the upper level. The fully finished, functional basement includes in-floor heating, a spacious family/media room, wet bar with a bar fridge, a 4th bedroom boasting a large window and walk in closet, and a 4-piece bathroom. Enjoy the convenience of a finished double detached heated garage and embrace all that the vibrant Killarney community has to offer, from top-rated schools and beautiful parks to the Killarney Aquatic & Recreation Centre and quick access to downtown Calgary via the C-Train or all major roadways, and the mountains.

Built in 2022

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2224150               |
| Price          | \$1,149,900            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,078                  |
| Acres          | 0.07                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, 2 Storey |
| Status         | Active                 |

**Community Information**

|           |                     |
|-----------|---------------------|
| Address   | 1932 27 Street Sw   |
| Community | Killarney/Glengarry |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3E 2E5 |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Parking Spaces | 2                                                              |
| Parking        | Alley Access, Double Garage Detached, Heated Garage, Insulated |
| # of Garages   | 2                                                              |

### Interior

|                   |                                                                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Bookcases, Closet Organizers, See Remarks, Wet Bar |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Bar Fridge, Garburator, Gas Range, Humidifier, See Remarks                                     |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                          |
| Cooling           | Central Air                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                                                                |
| Fireplaces        | Gas, Living Room, Decorative, Stone                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                              |
| Basement          | Finished, Full                                                                                                                                                                                                   |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                                                          |
| Lot Description   | Rectangular Lot, Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                                                                                     |
| Construction      | Brick, Wood Frame, Composite Siding                                                                 |
| Foundation        | Poured Concrete                                                                                     |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 159            |
| Zoning         | M-C1           |

### Listing Details

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