

# \$1,080,000 - 1428 27 Street Sw, Calgary

MLS® #A2194583

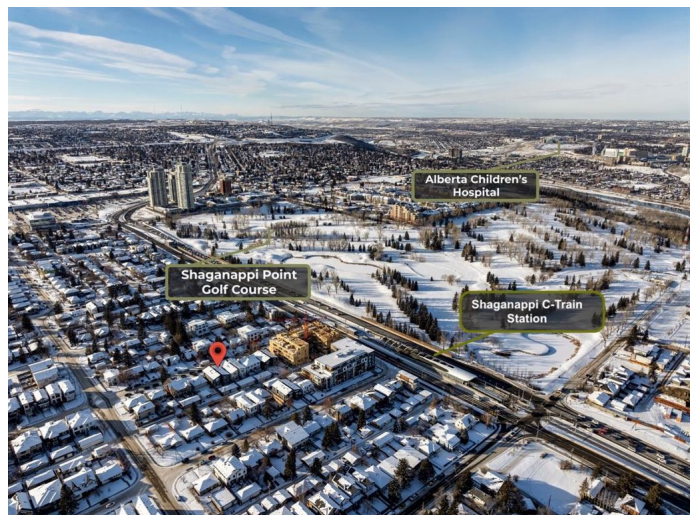
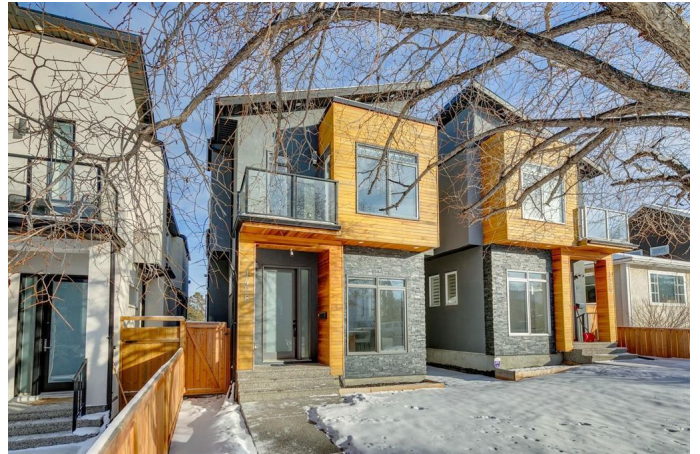
**\$1,080,000**

4 Bedroom, 4.00 Bathroom, 2,023 sqft

Residential on 0.07 Acres

Shaganappi, Calgary, Alberta

Expertly crafted this modern home offers over 2,970+ sq ft of elegant living space, designed with style and practicality in mind. This home is ideal for those looking for an open concept living space that's located near all amenities, including parks, schools, CTrain access, and shopping. As you step inside you will notice an easy flow throughout and an abundance of natural light adorning the entire main floor. A spacious formal dining room overlooks the front street and sprawls seamlessly into a kitchen that's made for entertaining. The kitchen is truly the heart of the home and will inspire your inner chef. Contrasting cabinetry, keeps the kitchen modern while bold granite counters add a dramatic flair. An expansive centre island offers plenty of seating while and topping it off is an incredible oversized refrigerator and Bosch appliances including dishwasher, gas cooktop and dual all ovens. Extending off the kitchen towards the back of the home is the living room anchored by a modern gas fireplace surrounded by built-ins and completed with a custom bar and wine fridge. As you ascend to the second level you'll find soaring vaulted ceilings, skylights, laundry, full bath and three generous bedrooms. Separate from the others for the utmost privacy, the primary retreat features an alluring gas fireplace, custom walk-in closet, and a lavish 6pc ensuite with heated marbled tile floors, jetted soaker tub, and luxurious shower with rainfall shower head, body sprays, and steam. The other two bedrooms both



showcase walk-in closets and one has a private balcony overlooking the front making it an ideal home office space or teen bedroom. The fully developed lower features plush carpets and is roughed in for in-floor heat. A large rec room presents a built-in media centre with room for a projector and screen to be set up. The rec room is highlighted by an adjacent wet bar with bar seating and a custom unit for wine storage. A fourth bedroom and full bath complete the level. Home is equipped with speakers throughout the main, lower and primary retreat, as well as out back on the rear deck with SMART Home capability. The back deck is grand in size making this a perfect place for entertaining both winter and summer and steps down to your double detached garage and a small green space that's ideal for pets. Primely situated within walking distance to the C-train station, 4 blocks to a Walmart and Safeway, community association with tennis/basketball courts, skating rinks and just a 10 minute commute to downtown.

Built in 2019

### Essential Information

MLS® #	A2194583
Price	\$1,080,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,023
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1428 27 Street Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1L3

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer Stacked
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 13th, 2025
Days on Market	73
Zoning	R-CG

### **Listing Details**

Listing Office

RE/MAX House of Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.