

1430 27 Street SW
Calgary, Alberta

MLS # A2323186



\$1,000,000

Division:	Shaganappi		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,042 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Security Cameras		

Welcome to Shaganappi, where inner-city convenience meets modern living. Freshly painted and move-in ready, this beautifully maintained 4-bedroom home offers over 2,900 sq. ft. of thoughtfully designed living space, delivering the perfect balance of comfort, functionality, and location. Step inside to soaring ceilings, wide-plank engineered hardwood floors, and a bright, open-concept main level designed for both entertaining and everyday life. The spacious front dining area sets the stage for everything from intimate dinners to lively gatherings, while the kitchen serves as the heart of the home with quartz countertops, a large island with dual sinks, stainless steel appliances, abundant storage, and a custom range hood. The inviting living room is anchored by a striking floor-to-ceiling fireplace, creating a warm and welcoming atmosphere. Upstairs, the spacious primary retreat offers a private escape with its own fireplace, walk-in closet, and spa-like ensuite featuring heated floors, dual vanities, a jetted tub, and steam shower. Two additional bedrooms at the front of the home provide excellent privacy for family, guests, or a dedicated home office setup, with one featuring access to a private front balcony. Convenient upper-floor laundry adds to the thoughtful design. The fully developed basement offers even more room to live and unwind, featuring a large recreation and media room complete with a wet bar, ideal for entertaining, relaxing, or hosting game nights. A fourth bedroom and full bathroom add flexibility for guests, a home office, or additional living space. Additional features include central air conditioning, smart home capability, built-in speakers throughout the main floor, basement, and primary suite, upgraded fixtures and flooring, and a newer hot water tank (2022). Outside, enjoy a large rear deck and the convenience of a detached double garage. Located

in one of Calgary's most desirable inner-city communities, this home places you minutes from downtown and steps from Shaganappi Point Golf Course, Edworthy Park, schools, shopping, transit, and local amenities. With quick access to Bow Trail and 17th Avenue, daily commuting is seamless, and weekend escapes are effortless, with the mountains just a short drive west. This is inner-city living at its finest in one of Calgary's most connected and sought-after neighbourhoods.