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1711 27 Street SW
Calgary, Alberta

MLS # A2355974

$995,000

Division:	Shaganappi		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,581 sq.ft.	**Age:**	2011 (15 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Oversized		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Many Trees, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, French Door, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: N/A

This well designed semi-detached home with over 3,190 SF of developed living space and a concrete party wall offers the space, layout, and lifestyle of a much larger detached property. It is located on a quiet, tucked-away location just minutes from the heart of the city centre, and from the moment you arrive, the home feels generous and thoughtfully planned. A large foyer leads into bright, open living spaces with 9’ ceilings, expansive windows, custom built-ins, and a striking double-sided fireplace that creates warmth and connection between the living and dining rooms. The dining area is ideal for hosting, with plenty of room for family gatherings, dinner parties, and special occasions. A stylish and functional kitchen features sleek dark wood cabinetry with specialized storage solutions for small appliances and to optimize efficiency, a large island with a waterfall-edge detail, heated tiled floors, and a bar fridge. The casual dining nook opens out to the backyard, while the butler’s pantry/laundry area adds exceptional everyday convenience with an extra sink, freezer, and abundant storage. Upstairs, hardwood floors continue throughout the smart and spacious second level. An open office area with a built-in desk at the top of the stairs is ideal for remote work, while two well-sized secondary bedrooms are positioned at the back of the home and share a bathroom with contemporary finishes. The primary bedroom is a true standout, offering far more space than expected for this location. It includes a sitting area with fireplace, large windows, a beautifully organized custom walk-in closet, and a spacious ensuite with dual vanity, soaker tub, large shower, water closet, and heated floors. The fully developed lower level adds even more flexibility with a comfortable family room, a fourth bedroom, full bathroom, and a practical mudroom that connects directly to the

double attached, oversized under-drive garage, a rare and valuable feature for a semi-detached home, with its own furnace and a utility sink. The backyard is compact and easy to maintain, with a deck complete with gas line for your BBQ, a patio, and mature trees offering privacy. Additional features include air conditioning, heated floors in the kitchen, ensuite, and basement, a built-in projector and screen, rough-in for surround sound, water softener, two sump pumps, LED pot lights throughout, garburator, under cabinet lighting in kitchen, and a central security system. Set in a highly convenient inner-city location close to the C-Train, Alexandra Ferguson School, Shaganappi Golf Course, 17th Avenue shops and restaurants, bike routes, and quick downtown access, this home is ideal for buyers who want space, comfort, and an urban lifestyle without compromise. Especially well suited to professionals, down-sizers, or adult living, it offers the perfect balance of elegance, function, and location.

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