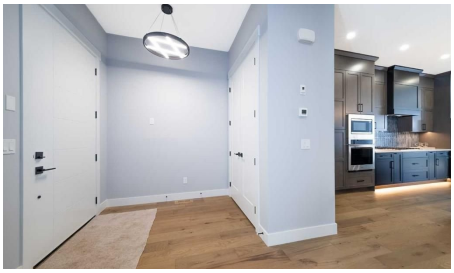
# 1415 27 Street SW

Calgary | Active | MLS® A2339748

**$1,050,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **4** | **2024** | **2,389.98 sq. ft.** |

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Listed by RE/MAX Realty Professionals

# A closer look

Experience a new level of inner-city luxury at 1415 27 Street SW. This meticulously crafted, never-occupied modern residence offers over 2,880 sq ft of thoughtfully designed living space, blending high-end finishes, rare upgrades, and everyday functionality - all just minutes from Downtown, 17th Avenue, and Shaganappi Golf Course. Walk to the CTrain for quick access to Downtown, SAIT, and the U of C. Immediate possession available.

The main floor impresses with soaring 10-foot ceilings, rich hardwood flooring, and expansive floor-to-ceiling windows that flood the home with natural light. A bright front den with oversized picture windows provides the perfect space for a home office, study, or quiet retreat.

At the heart of the home, the gourmet kitchen makes a bold statement with its darker, richly toned cabinetry, adding warmth and sophistication to the space. Designed for both style and function, it features quartz countertops, shaker-style cabinetry with under-cabinet lighting, a fireclay farmhouse sink, built-in spice storage, an oversized island with concealed electrical outlets, and a premium built-in gas range with full appliance package.

A rare and highly practical dumbwaiter elevator connects the garage and lower level directly to the kitchen - excellent for carrying groceries in from your double-attached, heated oversized garage. This convenience feature is rarely offered in Calgary infills.

The powder room is a true showpiece, complete with designer wallpaper, a gold-leaf ceiling, floating vanity, and backlit mirror - a striking touch of luxury and attention to detail.

Upstairs, the primary retreat offers a spa-inspired escape with dual floating vanities, ambient lighting, oval mirrors, designer fixtures, a custom oversized tiled shower, and a freestanding soaker tub. Two additional bedrooms, a versatile bonus lounge, and a full laundry room complete the upper level.

The professionally finished basement is designed for entertaining, featuring a stunning custom bar with black and gold accents, a wine display wall, spacious recreation room, full bathroom, and additional storage.

Outside, enjoy a private, low-maintenance yard with a large patio - perfect for relaxing or hosting guests.

This beautifully designed home offers modern luxury without compromise, ideal for those who value elevated design, comfort, and an unbeatable inner-city location.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2339748 |
| **Bedrooms** | 4 |
| **Bathrooms** | 4 |
| **Year Built** | 2024 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Semi Detached (Half Duplex) |

| | |
|---|---|
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | 2 Storey, Attached-Side by Side |
| **Total Living Area:** | 2,389.98 sq. ft. |
| **Main Level Finished Area:** | 1,137.74 sq. ft. |
| **Upper Level Finished Area:** | 1,252.24 sq. ft. |
| **Below Grade Finished Area:** | 508.81 sq. ft. |
| **Lot Area:** | 2,658 sq. ft. |
| **Lot Frontage:** | 7'6 1/8 " |
| **Front Exposure:** | East |
| **Entry Level:** | 1 |
| **Levels:** | Two |
| **End Unit:** | 1 Common Wall |
| **Total Rooms Above Grade:** | 8 |
| **Year built:** | 2024 (Age: 2) |
| **Bedrooms:** | 4 (Above Grd: 4) |
| **Bedrooms Above Grade:** | 4 |
| **Bedrooms On Main:** | 1 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 4.0 (Full:3, Half:1) |
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 2412015 |
| **Heating:** | Forced Air, Natural Gas |

| | |
|---|---|
| **Basement:** | Full, Finished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | Yes |
| **Construction Material:** | Wood Frame |
| **Structure Type:** | Duplex |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Ceramic Tile, Hardwood |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | Laundry Room, Sink, Upper Level |
| **City Quadrant:** | Southwest |
| **Community:** | Shaganappi |
| **Appliances:** | Bar Fridge, Built-In Gas Range, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator |
| **Inclusions:** | N/A |
| **Restrictions:** | None Known |
| **Main Floor** | Kitchen · 21'4" × 19'7" · |
| **Main Floor** | Dining Room · 19'7" × 8'8" · |
| **Main Floor** | Living Room · 19'7" × 9'1" · |

| | |
|---|---|
| **Main Floor** | Bedroom · 12'7" × 12'3" · |
| **Upper Level** | Bedroom · 12' × 9'8" · |
| **Upper Level** | Loft · 16'1" × 15'7" · |
| **Upper Level** | Bedroom · 12'1" × 9'7" · |
| **Upper Level** | Bedroom - Primary · 16'3" × 12'7" · |
| **Lower Level** | Game Room · 29'9" × 12'4" · |
| **Lower Level** | Other · 8' × 2'4" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Golf, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights |
| **Interior Features:** | Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar |
| **Exterior Features:** | None |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Back Yard, Few Trees, Level |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | R-CG |
| **Listed Date:** | Aug 24, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1415-27-street-sw-calgary-a2339748/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

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