2021 27 Avenue SW

Calgary | Active | MLS® A2346187

$2,498,000









Bedrooms	Bathrooms	Year Built	Living area
5	**5**	**2026**	**3,326 sq. ft.**

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Listed by eXp Realty

A closer look

An exceptional custom-built home 4,169 sq. ft. of livable space in a premier inner-city location. This meticulously designed home features 5 beds, 4.5 baths, multiple entertainment spaces, and an expansive rooftop patio with panoramic downtown views.

The exterior makes an immediate impression with its full brownstone facade, custom steel railings, epoxy stone-finished balconies and frameless glass details.

Inside, the main level showcases a striking custom kitchen with bespoke cabinetry, a rounded range hood, full-height quartz backsplash, integrated quartz sink, and an architectural oversized waterfall island with seating and two-sided storage. A walk-through butler's pantry with quartz-wrapped door jambs and extensive storage complements the kitchen. The premium panel-ready appliance package is accented with elegant brass detailing.

The dining room brings its own wow factor, with an arched coffee bar framed by two glass-panelled wine displays. High ceilings, tall windows and statement lighting give the space a grand feel while keeping it warm and inviting. The living room includes a library and a large fireplace with custom arched design on both ends.

Wide-plank engineered hardwood runs through the main living areas, paired with solid white oak doors and casings, designer lighting, and custom millwork. Oversized European windows bring in a lot of natural light, and details like quartz windowsills and drywall returns give the finishing a clean, architectural look.

The primary suite is like a private sanctuary with a large walk-in closet, custom European-style wardrobe, gas fireplace, heated ensuite floors, dual vanities, quartz counters, a designer feature wall, a freestanding soaker tub, and an oversized steam shower.

Head up to the third floor and you'll find a lounge, a custom wet bar, and direct access to the rooftop patio - a great setup for entertaining, with downtown views as the backdrop. The fifth bedroom currently works as a private office with custom built-ins, but it converts easily to a bedroom or guest space depending on what you need.

Downstairs, the lower level keeps the entertaining going with a recreation room, wet bar, an additional bedroom and full bathroom, and heated epoxy flooring. Good for a home gym, games room, media space, or guests.

Outside, the south-facing backyard is professionally landscaped, with a rear deck, custom steel railings, epoxy stone patios, and a heated driveway. The garage is heated, the floor is epoxy-finished too, so even the arrival experience feels considered.

Between the skyline views from multiple levels, the rooftop patio, the custom millwork and cabinetry throughout, and the heated indoor and outdoor spaces, this is a home built for everyday comfort as much as for entertaining.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346187
Bedrooms	5
Bathrooms	5
Year Built	2026

Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	3,326 sq. ft.
Acreage:	No
Lot Area:	3,702 sq. ft.
Lot Frontage:	30'
Front Exposure:	North
Levels:	Three Or More
Total Rooms Above Grade:	8
Year built:	2026 (Age: 0)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	1
Plan:	9410216
Heating:	In Floor, Fireplace(s), Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete

New Constr.:	Yes
Construction Material:	Brick, Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood, Other
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Off Street
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Southwest
Community:	South Calgary
Appliances:	Bar Fridge, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 15'7" × 13' ·
Main Floor	Pantry · 8'1" × 6'11" ·
Main Floor	Kitchen · 24'3" × 20'1" ·
Main Floor	Living Room · 20'1" × 14'1" ·
2nd Floor	Bedroom - Primary · 15'7" × 13'1" ·

2nd Floor	Walk-In Closet · 13'11" × 7'5" ·
2nd Floor	Walk-In Closet · 14'4" × 8' ·
2nd Floor	Laundry · 7'1" × 7' ·
2nd Floor	Bedroom · 14'4" × 11'8" ·
2nd Floor	Bedroom · 14'4" × 11'10" ·
3rd Floor	Bedroom · 14'8" × 11'11" ·
3rd Floor	Family Room · 23'5" × 20' ·
Basement	Game Room · 22' × 15'1" ·
Basement	Bedroom · 12'9" × 11'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Built-in Features, Central Vacuum, Double Vanity, French Door, High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Soaking Tub, Steam Room, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Deck, Glass Enclosed, Rooftop Patio
Lot Features:	Back Yard, Few Trees, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Sep 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2021-27-avenue-sw-calgary-a2346187/

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