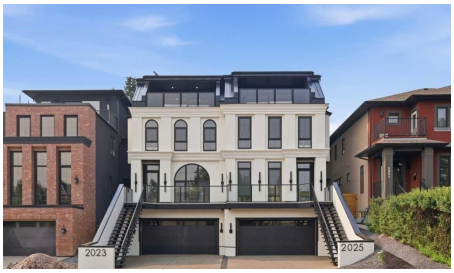
2023 27 Avenue SW

Calgary | Active | MLS® A2335165

$1,785,000









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2026**	**2,876 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

This three-storey home feels like it was pulled from the streets of Paris and planted in the heart of Calgary, just steps to Marda Loop, skyline views from the top floor, and every detail designed to make you never want to leave.

The exterior sets the tone: French transitional style with timeless mouldings, arched windows, and proportions that just feel right. Inside, it's all soft curves, high ceilings, and French-inspired finishes that manage to be both romantic and livable.

The kitchen is where you'll spend your most of your time. A 14-foot quartz island with dual-sided storage anchors the room; functional, surrounded by premium oversized appliances that make you want to cook. On the other side, custom built-in display with glass windows and LEDs to show off your fancy dinnerware. Pot filler, spice racks, open shelving, quartz backsplash. The custom arched hood fan is finished in Venetian plaster, adding texture and depth you don't see in most new builds. The butler's pantry with sink and cabinetry keeps the mess out of sight, while the mudroom with built-ins handles daily life seamlessly. Warm cabinetry gives the whole space personality and warmth.

The arched window floods the home with natural light into the dinning area. A living room with a Venetian plaster fireplace surround. Step outside to a turfed backyard and composite deck that is beautiful, low-maintenance, ready for summer dinners, morning coffee, or quiet evenings under the stars.

Upstairs, the primary suite is your private retreat. Wake up to soft light and city views, then step into a spa-like ensuite with dual vanities, arched mirror details, custom plaster finishes, in-floor heat, and tilework that was thoughtfully designed. The shower is a showstopper with multi-integrated tiles and quartz jamb, straight out of a design magazine. Sit on the bench and enjoy the steam shower. The secondary bedrooms are generously sized with walk-in closets, and the shared bathroom with in-floor heat blends French-inspired design with everyday practicality, dual vanities.

The third floor is where this home earns its reputation. A rooftop lounge with another beautiful gas fireplace, opening onto a patio with sweeping downtown views. The kind of space you'll use constantly, not just on special occasions. The custom wet bar features brass tipping rails, glass shelving with LED lighting, and finishes that feel refined but never stuffy.

The basement expands the living space even further: a huge guest bedroom/rec room or gym, full bathroom, extra storage, heated floor and heated driveway rough-ins for future comfort.

Epoxy-finished heated garage with built-in speakers. Central A/C. Full security system. Integrated sound. Front and back landscaping designed so you're not spending weekends on yard work.

Minutes from cafés, shops, and downtown Calgary, but it feels like its own world. European charm, thoughtful craftsmanship, and design that doesn't age.

Elegant, functional, effortlessly beautiful. This is the one!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2335165
Bedrooms	4
Bathrooms	5
Year Built	2026
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:	3 (or more) Storey, Attached-Side by Side
Total Living Area:	2,876 sq. ft.
Main Level Finished Area:	1,068 sq. ft.
Below Grade Finished Area:	687 sq. ft.
Lot Area:	289 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Entry Level:	1
Levels:	Three Or More
End Unit:	1 Common Wall
Total Rooms Above Grade:	9
Year built:	2026 (Age: 0)

Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:3, Half:2)
Num Ensuite Baths:	0
Plan:	4479P
Heating:	In Floor, Fireplace(s), Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood, Tile
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Heated Garage
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Southwest

Community:	South Calgary
Appliances:	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 13'7" × 10'2" ·
Main Floor	Foyer · 8'2" × 6'5" ·
Main Floor	Kitchen · 151'7" × 23' ·
Main Floor	Living Room · 15'10" × 15'1" ·
Main Floor	Pantry · 17'4" × 4'8" ·
2nd Floor	Bedroom - Primary · 15'7" × 12'2" ·
2nd Floor	Walk-In Closet · 8'7" × 7'1" ·
2nd Floor	Laundry · 10'5" × 5'4" ·
2nd Floor	Bedroom · 11' × 11' ·
2nd Floor	Bedroom · 14'10" × 10'5" ·
3rd Floor	Loft · 18'3" × 15'11" ·
3rd Floor	Game Room · 17'10" × 10'8" ·
Basement	Bedroom · 18'10" × 13'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Smart Home, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s), Deck, Rooftop Patio
Lot Features:	Low Maintenance Landscape, Rectangular Lot, Views
Num. of Parcels:	0

Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Aug 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2023-27-avenue-sw-calgary-a2335165/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.