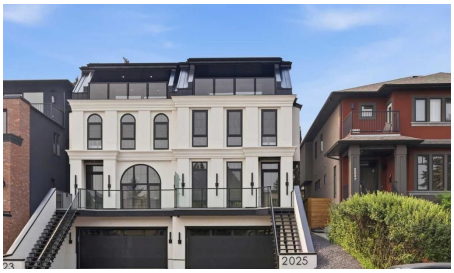
2025 27 Avenue SW

Calgary | Active | MLS® A2335168

$1,785,000









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2026**	**2,868 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

10 Reasons You'll Fall in Love with This Home:
(1.) You're Steps from Marda Loop: Walk to coffee, dinner, river, parks, and your favorite shops. Minutes to downtown Calgary. You're in the heart of one of Calgary's best neighborhoods, but the moment you step inside, it feels like your own private escape.
(2.) The Exterior Stops People in Their Tracks: French transitional architecture with timeless mouldings, balconies to enjoy the view, and proportions that just work. This isn't another cookie-cutter build, it's timeless, elegant, and undeniably beautiful.
(3.) The Kitchen Is Where You'll Actually Want to Spend Time: A 14-foot quartz island that's equal parts functional and sculptural. Premium oversized appliances, pot filler, spice racks, open shelving. And the custom hood fan with a quartz backsplash, aesthetic shelf, and zellige tile up to the ceiling. It's the kind of detail you don't see anywhere else.
(4.) Your Morning Coffee Just Got an Upgrade: A dedicated arched coffee bar with open shelves featuring brass tipping rails detail and smart storage. Start every day here... you'll really look forward to it.
(5.) Rich Green Cabinetry: Featured in the laundry room, foyer, butler's pantry, and powder room walls. It's intentional, cohesive, and gives the home a personality that feels distinctly European and completely you.
(6.) The Butler's Pantry and Mudroom Handle Real Life: Butler's pantry with sink and cabinetry keeps entertaining stress-free. Mudroom with built-ins manages the daily chaos. Everything has a place, so the beautiful spaces stay that way.
(7.) Light, Views, and Spaces That Flow: European windows frame the skyline. A Venetian plaster accents the fireplace. The living areas open to a turfed backyard and composite deck low-maintenance, high-reward.
(8.) The Primary Suite Feels Like a Spa: Wake up to city views and soft natural light. Your ensuite has in-floor heat, steam shower, dual vanities, arched details, custom textured walls, and tilework that was chosen with care. The secondary bedrooms are spacious with walk-in closets, sharing a bathroom that blends French timeless design with everyday function. Shared bathroom includes in-floor heat.
(9.) The Rooftop Is Where You'll Live: Third-floor lounge with a gas fireplace. Rooftop patio with sweeping downtown downtown views. A custom wet bar with gold railing details, LED-lit glass shelving, and timeless finishes. This isn't a space you use once it's where you'll host, relax, and fall in love with Calgary all over again.
(10.) The Extras That Make Life Easier: Epoxy-finished heated garage. Central A/C. Full security system. Integrated sound. Fully finished basement with a guest bedroom/gym room, full bathroom, and heated floor rough-ins. Heated driveway rough-ins (Calgary winters solved). Landscaping designed so you enjoy it, not maintain it.
This home isn't just beautiful. It's thoughtful, functional, and designed to be lived in fully. European charm meets Calgary living, and it's waiting for you.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2335168
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:	2,868 sq. ft.
Main Level Finished Area:	1,062 sq. ft.
Below Grade Finished Area:	688 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" × 9'10" ·
Main Floor	Foyer · 8'2" × 6'9" ·
Main Floor	Kitchen · 21'6" × 15'8" ·
Main Floor	Living Room · 20'4" × 14'11" ·
Main Floor	Pantry · 12'5" × 4'7" ·
2nd Floor	Bedroom - Primary · 15'6" × 12'2" ·
2nd Floor	Walk-In Closet · 8'7" × 7' ·
2nd Floor	Laundry · 10'6" × 5'5" ·
2nd Floor	Bedroom · 14'9" × 10'6" ·
2nd Floor	Bedroom · 11' × 10'10" ·
3rd Floor	Loft · 18'4" × 15'9" ·
3rd Floor	Game Room · 15'10" × 10'9" ·
Basement	Bedroom · 19' × 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/2025-27-avenue-sw-calgary-a2335168/

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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.