2211 27 Street SW

Calgary | Active | MLS® A2348125

$1,250,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2025**	**1,916.12 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

BRAND-NEW LUXURY INFILL BY BIRCH HILL CUSTOM HOMES | OVER 2,800 SQ FT DEVELOPED | 4 BEDROOMS | 3.5 BATHS | 125-FT-DEEP LOT WITH WEST-FACING BACKYARD | DOUBLE DETACHED GARAGE | IMMEDIATE POSSESSION IN KILLARNEY. Most inner-city infills give you a long house and a short yard. This one sits on an extra-deep 125-foot lot, so the landscaped, west-facing backyard actually has room to unwind and entertain in the afternoon sun. Curb appeal starts with a sophisticated stucco exterior, sleek black trim and architectural lighting. Inside, wide-plank Nouveau Prelude Snow hardwood runs through an open main floor anchored by a dramatic floor-to-ceiling fireplace framed in custom millwork. The chef's kitchen features custom cabinetry, quartz countertops, a spacious centre island, champagne bronze fixtures, designer pendants and a full-height backsplash, flowing into the dining and living areas. A statement powder room with fluted detailing and terrazzo tile finishes the level. Upstairs, the primary retreat has a wall-mounted fireplace, a custom walk-in closet, and a spa-inspired ensuite with a freestanding soaker tub, chandelier, dual quartz vanities, oversized porcelain tile and a frameless glass shower. Two more bedrooms, a beautifully appointed bathroom and a designer laundry room with custom cabinetry and patterned tile complete the upper floor. The fully finished basement delivers a large recreation room, a fourth bedroom and a full bath. Killarney puts you minutes from downtown, Marda Loop, 17th Avenue, parks, schools, boutique shopping and restaurants. New-build quality, premium finishes, a backyard you will use, and the keys the day you close.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348125
Bedrooms	4
Bathrooms	4
Year Built	2025
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:	1,916.12 sq. ft.
Main Level Finished Area:	936.39 sq. ft.
Upper Level Finished Area:	979.72 sq. ft.
Below Grade Finished Area:	834.58 sq. ft.
Acreage:	No
Lot Area:	6,243 sq. ft.
Lot Frontage:	25'¼"
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2025 (Age: 1)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	5661O
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Cement Fiber Board
Structure Type:	Duplex

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Laundry Room
City Quadrant:	Southwest
Community:	Killarney/Glengarry
Appliances:	Dishwasher, Dryer, Garage Control(s), Range Hood, Gas Stove, Refrigerator
Inclusions:	NA
Restrictions:	None Known
Main Floor	Kitchen · 18'9" × 12'1" ·
Main Floor	Dining Room · 12'2" × 11' ·
Main Floor	Living Room · 20'1" × 17'2" ·
Upper Level	Laundry · 8'1" × 5'3" ·
Upper Level	Bedroom - Primary · 15'8" × 11'2" ·
Upper Level	Bedroom · 11'6" × 9'9" ·
Upper Level	Bedroom · 11'4" × 9'10" ·
Upper Level	Walk-In Closet · 8'1" × 7'10" ·
Basement	Game Room · 21'10" × 18'8" ·

Basement	Furnace/Utility Room · 12'7" × 6'8" ·
Basement	Bedroom · 14' × 9'10" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data
Exterior Features:	Other
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, City Lot, Interior Lot, Landscaped, Lawn, Level, Low Maintenance Landscape, Open Lot, Rectangular Lot, Standard Shaped Lot, Street Lighting, Subdivided
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Oct 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2211-27-street-sw-calgary-a2348125/

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

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