2319 27 Avenue NW

Calgary | Active | MLS® A2360083

$1,185,000





Bedrooms	Bathrooms	Year Built	Living area
4	5	2027	1,952 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Town Residential

A closer look

Experience elevated inner-city living in this exceptional new luxury semi-detached residence by ACE Homes, located in the sought-after community of Banff Trail. This is a true inner-city gem with unobstructed front views of greenspace. Timeless European-inspired architecture, elegant brick detailing, dramatic arched windows and beautifully considered architectural elements, this remarkable home offers approximately 2,903 sq. ft. of planned living space across three levels. The open-concept main floor showcases soaring 10-foot ceilings, a private glass-enclosed home office, a beautifully designed kitchen with an oversized central island, pantry and built-in cabinetry. The spacious dining area flows effortlessly into an inviting living room featuring a gas fireplace, custom built-ins and expansive 10-foot-wide patio doors leading onto the rear deck. A functional mudroom and powder room add everyday convenience. The upper level features an impressive primary retreat with a dramatic barrel ceiling, spacious walk-in closet and luxurious spa-inspired ensuite complete with a freestanding soaker tub, double vanity and steam shower. Two additional bedrooms, one with a private ensuite, an additional full bathroom, a vaulted bonus room, wet bar and dedicated laundry room complete the upper level. Adding exceptional versatility, the lower level is designed to accommodate a self-contained two-bedroom secondary legal suite with a separate entrance, full kitchen with central island, spacious living area, full bathroom and dedicated laundry. This thoughtfully planned space offers flexibility for multigenerational living or potential rental income, subject to required approvals.

Ideally located near the University of Calgary, Foothills Medical Centre, McMahon Stadium, local schools, parks, public transit and downtown Calgary, this exceptional residence combines architectural sophistication, modern comfort and outstanding functionality in one of Calgary's established inner-city communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2360083
Bedrooms	4
Bathrooms	5
Year Built	2027
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes

Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,952 sq. ft.
Main Level Finished Area:	934.5 sq. ft.
Upper Level Finished Area:	1,018.13 sq. ft.
Below Grade Finished Area:	777 sq. ft.
Acreage:	No
Lot Area:	3,000 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Unit Exposure:	North
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2027 (Age: -)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	2
Plan:	3690AR
Heating:	In Floor, In Floor Roughed-In, Fireplace Insert, Forced Air, Natural Gas
Basement:	Full, Finished, None, Other

Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Stucco
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, See Remarks, Tile, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Electric
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Covered:	0
Parking Places:	2
Parking Total/Covered:	2 / 0
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	Banff Trail
Appliances:	Bar Fridge, Dishwasher, Electric Cooktop, Microwave, Oven, Refrigerator
Inclusions:	Appliances
Restrictions:	None Known
Main Floor	Living Room · 15' × 14'9" ·
Main Floor	Kitchen · 17'6" × 9' ·
Main Floor	Dining Room · 11' × 10'7" ·
Main Floor	Office · 7'11" × 6'5" ·

Main Floor	Mud Room · 6'8" × 5' ·
2nd Floor	Bedroom - Primary · 20'8" × 12'4" ·
2nd Floor	Walk-In Closet · 7'4" × 5'8" ·
2nd Floor	Walk-In Closet · 7'4" × 4'8" ·
2nd Floor	Bedroom · 11'10" × 9'10" ·
2nd Floor	Bedroom · 11'7" × 9'9" ·
2nd Floor	Laundry · 8'1" × 5'6" ·
Basement	Kitchen · 10'9" × 8'11" ·
Basement	Game Room · 18'10" × 16'2" ·
Basement	Exercise Room · 11' × 8'11" ·
Basement	Bedroom · 13'1" × 10' ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bar, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Balcony(s), Deck, Front Porch, See Remarks
Lot Features:	Back Yard, Front Yard, Landscaped, Private, See Remarks, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	RC-G
Listed Date:	Nov 26, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2319-27-avenue-nw-calgary-a2360083/

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

Data was last updated November 27, 2026 at 04:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 27, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.