

\$1,200,000 - 1415 27 Street Sw, Calgary

MLS® #A2265874

\$1,200,000

3 Bedroom, 4.00 Bathroom, 2,368 sqft

Residential on 0.06 Acres

Shaganappi, Calgary, Alberta

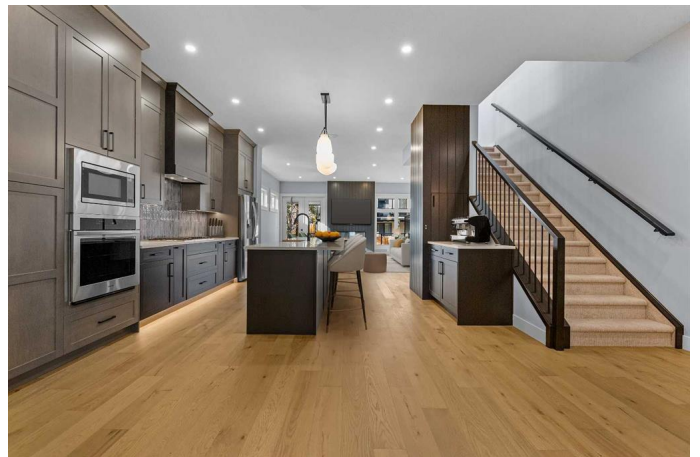
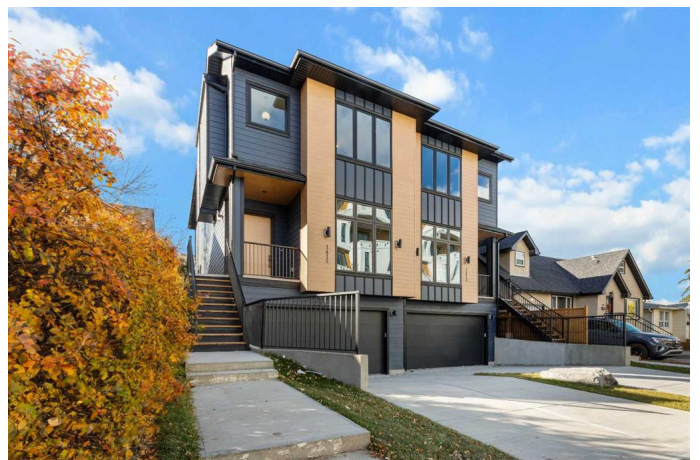
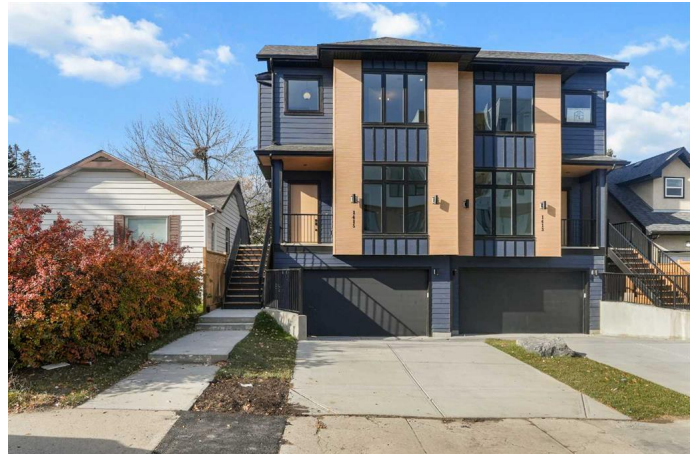
Experience refined living in this stunning 3-bedroom, 4-bathroom semi-detached residence, offering over 2,900 sq. ft. of thoughtfully designed space across three levels. With immediate possession, this home combines architectural sophistication, modern innovation, and exceptional craftsmanship in one of Calgary's most desirable inner-city communities.

The main floor welcomes you with 10-foot ceilings, rich hardwood flooring, and abundant natural light streaming through energy efficient windows. A bright main-floor den with large picture windows provides the perfect setting for a home office or reading retreat, elegant, spacious, and filled with light.

Throughout the home, every element has been curated to achieve a seamless blend of luxury and function. QUARTZ countertops, shaker-style cabinetry with under-cabinet lighting, soft-close drawers/cupboards, and black and gold Tenzo fixtures elevate every space. The gourmet kitchen serves as the centerpiece, featuring a fireclay farmhouse sink, built-in spice racks, and a large island with concealed electrical outlets. A discreet dumbwaiter elevator connects the garage and lower level directly to the kitchen, adding effortless practicality to everyday living.

The powder room is a bold design statement, complete with designer wallpaper, a gold leaf ceiling, floating vanity, and backlit mirror – a perfect reflection of modern sophistication.

The primary suite offers a private retreat with a



freestanding soaking tub, dual sinks, floating vanities with in-shelf lighting, oval mirrors, and a separate custom-tiled shower. Each additional bathroom continues this standard of excellence with custom tilework, floating vanities, and luxury fixtures throughout. A custom bar area on the lower level with black and gold metal mesh detailing, floating shelving, and a built-in wine display creates an elegant space for entertaining or relaxing. Outside, a spacious patio and lush green space extend the living area, perfect for outdoor gatherings and quiet evenings alike. Situated just minutes from Downtown Calgary, steps from Shaganappi Golf Course, and blocks from the vibrant 17th Avenue SW corridor, this residence offers the perfect blend of urban energy and timeless comfort. Within walking distance to the LRT, top-rated schools, and shopping, it defines elevated inner-city living.

A home of rare distinction , where craftsmanship, light, and modern luxury converge.

Built in 2025

Essential Information

MLS® #	A2265874
Price	\$1,200,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,368
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1415 27 Street Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1L4

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Double Vanity, Elevator, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows
Appliances	Bar Fridge, Built-In Gas Range, Dishwasher, Garage Control(s), Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2025
Days on Market	31
Zoning	R-CG

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.