

# \$1,259,895 - 1415 27 Street Sw, Calgary

MLS® #A2195210

**\$1,259,895**

3 Bedroom, 4.00 Bathroom, 2,371 sqft  
Residential on 0.06 Acres

Shaganappi, Calgary, Alberta

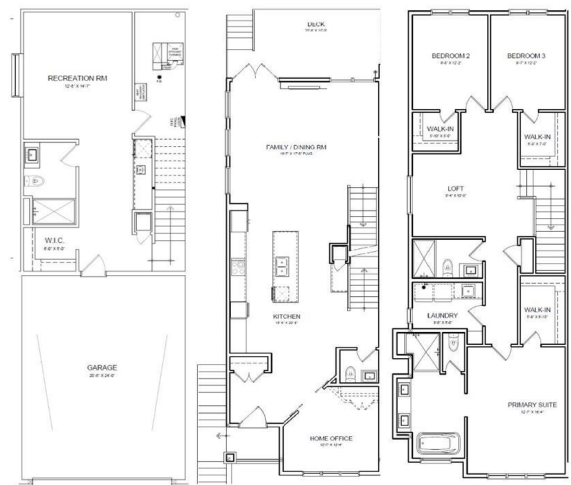
This stunning 3-bedroom, 4-bathrooms semi-detached home offers over 2,800 sq. ft. of luxury living on 3 levels with an anticipated Spring 2025 possession. Designed with high-end finishes, 10-foot ceilings, and exceptional craftsmanship, this home blends elegance with modern convenience.

The main floor features rich hardwood flooring, while the second floor and basement combine carpet and tile. Granite countertops run throughout, complemented by sleek black and gold Tenzo faucets. Shaker-style cabinetry with under-cabinet lighting enhances both style and function, while modern lighting fixtures create a sophisticated ambiance.

The gourmet kitchen includes a fireclay farmhouse sink, built-in spice racks, ample storage, and a large island with hidden electrical outlets. The powder room is a bold statement space with a wallpaper wrap, gold leaf ceiling, floating vanity, backlit mirror, and pendant lighting.

The primary ensuite is a private retreat featuring a freestanding bathtub, floor-standing tub filler, floating vanities with in-shelf lighting, backlit mirrors, and a dramatic custom-tiled shower. All bathrooms boast striking tilework and custom showers for an upscale feel.

A stylish bar area with black and gold metal mesh accents, a built-in wine rack, floating



shelves, and custom cabinetry is perfect for entertaining. The innovative grocery elevator offers effortless transportation from the garage or basement to the kitchen.

With a spacious patio and ample yard/green space , this home provides excellent outdoor living space. Located within walking distance of the LRT, top-rated schools, shopping, and dining, it offers the perfect combination of luxury and convenience.

Secure your dream home today!

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2195210               |
| Price          | \$1,259,895            |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,371                  |
| 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, No Animal H  |
|                   | Quartz Counters, Soaking Tu |
| Appliances        | Built-In Gas Range, Dish    |
|                   | Refrigerator                |
| Heating           | Forced Air, Natural Gas     |
| Cooling           | Rough-In                    |
| Fireplace         | Yes                         |
| # of Fireplaces   | 1                           |
| Fireplaces        | Gas                         |
| Has Basement      | Yes                         |
| Basement          | Finished, Full              |

### Exterior

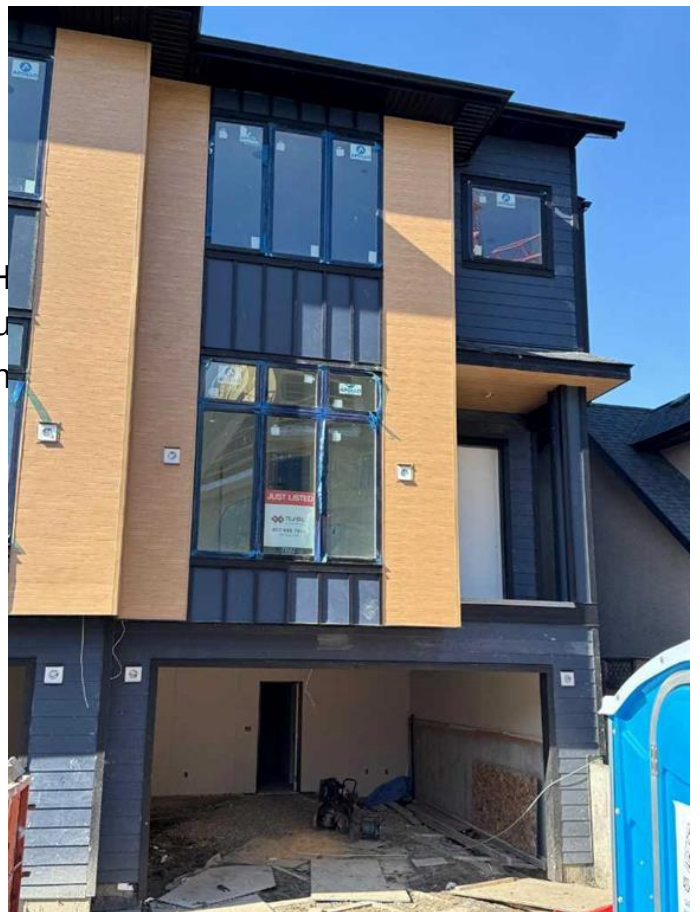
|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Playground, Private Yard |
| Lot Description   | Level                    |
| Roof              | Asphalt Shingle          |
| Construction      | Wood Frame               |
| Foundation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

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 19th, 2025 |
| Days on Market | 70                  |
| Zoning         | R-CG                |

### Listing Details

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



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