

\$1,200,000 - 2420 27 Avenue Nw, Calgary

MLS® #A2253739

\$1,200,000

5 Bedroom, 4.00 Bathroom, 2,012 sqft

Residential on 0.08 Acres

Banff Trail, Calgary, Alberta

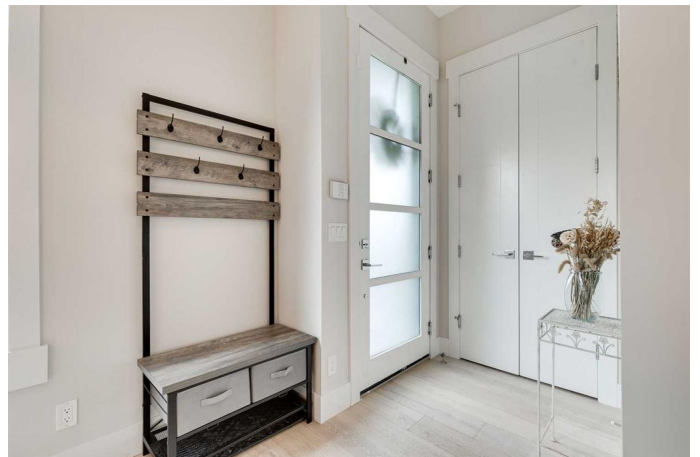
Welcome to this stunning, fully finished detached infill offering over 2,000 sq. ft. above grade, thoughtfully designed with high-end finishes and a bright, open layout. Located in the desirable community of Banff Trail, this home seamlessly blends modern luxury with everyday functionality.

Step inside to discover an expansive open floor plan featuring a spacious dining area, a chef-inspired kitchen with striking cabinetry and a large island, a cozy living room, and a sunlit breakfast nook. The sizeable mudroom—practically a hallway in itself—provides exceptional storage and organization. Glass railings enhance the home's airy, upscale feel, allowing natural light to flow throughout all levels. Custom built-ins add beauty and practicality in every corner.

Upstairs, you'll find three generously sized bedrooms. The primary suite is a true retreat with a private balcony overlooking the front yard, a spa-inspired ensuite featuring a steam shower and jetted soaker tub, and soaring ceilings highlighted by skylights for an added touch of luxury.

The fully finished basement offers even more living space with a sleek wet bar, bar fridge, built-in shelving, two bedrooms, and a den. (Originally a large recreation area, the sellers can easily revert it back if you prefer.)

Outside, enjoy low-maintenance garden beds and a triple-car garage that is insulated and drywalled—perfect for a third vehicle,



additional storage, or even your own workshop. Recent upgrades, including central air conditioning, make this home completely move-in ready.

With its exceptional design, thoughtful upgrades, and ideal location, this Banff Trail gem checks all the boxes for modern inner-city living.

Built in 2017

Essential Information

MLS® #	A2253739
Price	\$1,200,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,012
Acres	0.08
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2420 27 Avenue Nw
Subdivision	Banff Trail
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M2J9

Amenities

Parking Spaces	3
Parking	Triple Garage Detached
# of Garages	3

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Soaking Tub, Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Garden
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	12
Zoning	R-CG

Listing Details

Listing Office	The Real Estate District
----------------	--------------------------

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