



THE
A-TEAM

**RE/MAX
FIRST**

1927 27 Street #3, Calgary T2E 2E6

MLS® #: **A2162266**

Area: **Killarney/Glengarry**

Listing Date: **09/04/24**

List Price: **\$775,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2023**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Back Lane**
Park Feat: **Insulated,Single Garage Detached**

DOM

14
Layout
Beds: **3 (2 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator**
Int Feat: **Bookcases,Built-in Features,Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	16`1" x 12`7"	Dining Room	Main	13`7" x 8`7"
Kitchen	Main	14`5" x 9`1"	Laundry	Upper	7`4" x 2`10"
Family Room	Basement	15`9" x 14`7"	Furnace/Utility Room	Basement	19`1" x 5`4"
Bedroom - Primary	Upper	14`7" x 12`6"	Walk-In Closet	Upper	7`10" x 4`11"
Bedroom	Upper	11`4" x 11`2"	Walk-In Closet	Upper	4`11" x 4`7"
Bedroom	Basement	11`5" x 10`6"	2pc Bathroom	Main	

**4pc Ensuite bath
4pc Bathroom**

**Upper
Basement**

4pc Ensuite bath

Upper

Legal/Tax/Financial

Condo Fee:
\$298

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **2410806**

Remarks

Pub Rmks: **BRAND NEW LUXURIOUS TOWNHOME | AFFORDABLE PRICE | DUAL MASTER FLOOR PLAN | 3 TOTAL BEDROOMS | 3.5 BATHROOMS | FINISHED BASEMENT | HIGH-END FINISHES | DETACHED GARAGE | EXTREMELY WALKABLE LOCATION! Opportunity is knocking to own a brand new home in a highly desirable community at a price you can afford! Modernly designed to be both stylish and functional this stunning 3 bedroom, 3.5 bathroom home perfectly balances a convenient dual master floor plan, a finished basement and upgrades galore. Outstandingly located within walking distance to schools, the Killarney Aquatic and Recreation Centre and the multitude of amenities along 17th Avenue. Bright and open, the main floor is bathed in natural light with high-end finishes and a neutral colour pallet. The living room invites you to sit back and relax in front of the focal fireplace flanked by built-ins that house both enclosed storage and display shelves. Centring the open concept space is the chic dining room with designer lighting and clear sightlines throughout the main floor, perfect for entertaining. Culinary pursuits are inspired in the stunning chef's kitchen featuring stainless steel appliances, full-height cabinets, stone countertops and a massive island for extra prep and casual gathering space. A privately tucked away and stylish powder room completes the main level. The primary bedroom on the upper level is a true owner's retreat thanks to the grand vaulted ceilings, large walk-in closet and lavish ensuite boasting a trendy slider door, dual sinks and a lavish oversized shower. The second bedroom is almost as luxurious with its own walk-in closet and private ensuite with a deep soaker tub. Also on this level is a handy laundry room, no need to haul loads up and down stairs! Gather in the large rec room in the finished basement with ample space for entertaining or quiet nights in. A 3rd bedroom for guests, an office or gym and another full bathroom complete this level. Parking will never be an issue thanks to the insulated and drywalled single detached garage. This exquisite home has everything on your wish list plus an unsurpassable location in the mature inner-city community of Killarney/Glengarry. Truly an unbeatable location that is perfect for any active lifestyle with trendy shops and restaurants, an easy bike ride to the Bow River and downtown, close to Killarney pool, Shaganappi Point Golf course and so much more. Call your agent or contact us today!**

Inclusions: **None**
Property Listed By: **eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123