



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2234 27 Street, Calgary T3E 2G1**

MLS®#: **A2167114**

Area: **Killarney/Glengarry**

Listing Date: **09/19/24**

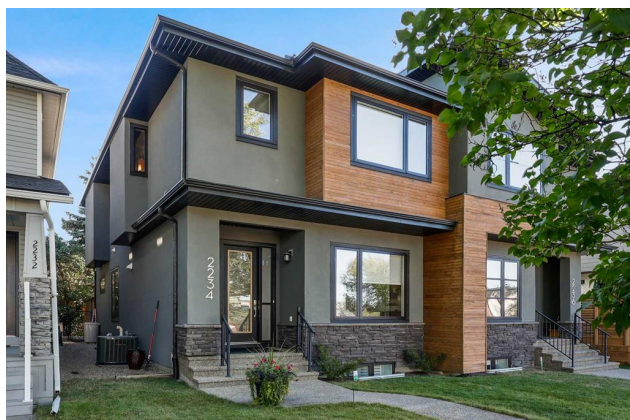
List Price: **\$985,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,990**

Year Built:

**2012**

Low Sqft:

Ttl Sqft:

**1,990**

Lot Information

Lot Sz Ar:

**3,121 sqft**

Lot Shape:

DOM

**9**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Level,Private,Rectangular Lot**

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Wood Frame**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Bar Fridge,Built-In Range,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat: **Bar,Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>11`4" x 9`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`3" x 9`6"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`5" x 6`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`5" x 5`1"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>8`1" x 7`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`6" x 11`1"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Family Room</b>	<b>Main</b>	<b>13`8" x 13`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`6" x 8`6"</b>
<b>Mud Room</b>	<b>Main</b>	<b>9`2" x 3`7"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`4" x 11`4"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>13`11" x 12`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`6" x 10`4"</b>

5pc Bathroom  
Game Room  
4pc Bathroom

Upper  
Basement  
Basement

10`6" x 7`1"  
15`8" x 13`10"  
10`1" x 5`4"

Laundry  
Bedroom  
Furnace/Utility Room

Upper  
Basement  
Basement

6`7" x 5`2"  
13`9" x 11`4"  
15`4" x 9`7"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

56610

Zoning:  
R-C2

Remarks

Pub Rmks:

**\*\* OPEN HOUSE Sunday Sept 29 2-4 PM\*\***Situated in the attractive and central North portion of Killarney, there are beautiful tree lined streets and ongoing gentrification with nice modern homes everywhere. This timeless gem was built by Eaglecrest Homes just over 10 years ago but feels much newer than that, done with upgraded finishes ahead of their time. Walk up the exposed aggregate walkway and step and into a welcoming front entry, with adjoining flex room looking back out to the charming street. Is it just me or does this one feel wider than most infills? The 10-foot ceilings throughout the main definitely help the feeling of airiness and extra space and at just shy of 2000 square feet above grade it is larger than most.. The stunning kitchen has white cabinetry right to the ceilings meaning an abundance of cupboard space and so many big drawers! A large flat island with a beautiful granite pattern and seating for 4 comfortably anchors the room and a high-quality stainless appliance package means you are all set here. The living room with fireplace is big enough to be a comfortable space to hang out and looks out its many windows to the back yard oasis. It also gives us our first taste of the many built-ins that are present in the home. The separate back entry way offers additional built-ins and keeps the cold air away from the living space. The two-piece powder room completes the floor and has granite counters (as do all the bathrooms). The upper level has nine-foot ceilings and a spacious primary bedroom with a luxurious ensuite including double sinks separated by the jetted tub as well as a large glass and tile shower with massive bench. The walk-in closet is adorned with more built-ins and a custom design. The two additional bedrooms are both amply sized while the shared bath has double sinks, granite counters and fully tiled bath. The upstairs laundry ROOM offers cupboards and a counter-top over the front load machines. Head down to the builder finished basement for another 767 square feet of space with nine-foot ceilings and a full-length wet bar. There is also a built-in to host your entertainment components strategically placed in the cozy family room. There is an additional bathroom built to fully match the others as well as a fourth bedroom. The mechanical room and under stairs allow additional storage options. The home does have central AIR Conditioning as well as ceiling speakers throughout. Out back you have a beautiful east facing yard you will want to enjoy every day. It has high end artificial grass, a nice deck, decent privacy, large trees and is all landscaped to perfection. The double garage is insulated and drywalled with an exposed aggregate walkway to the house. The central location is close to everything yet peaceful and beautiful at the same time. There is so much to offer here. Come and see for yourself today!

Inclusions:  
Property Listed By:

Ceiling Speakers  
Coldwell Banker Home Smart Real Estate

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

2234 27 STREET SW  
 MAIN LEVEL (G2) - 1411.50 Sq Ft / 187.25 sq ft  
 UPPER LEVEL (G2) - 1248.49 Sq Ft / 97.40 sq ft  
 TOTAL ABOVE GRADE FLOOR SIZE - 2660.00 Sq Ft / 184.65 sq ft  
 BASEMENT DEVELOPED AREA (B2) - 746.93 Sq Ft / 71.25 sq ft  
 BELOW GRADE EXCLUDED AREA (B2) - 174.97 Sq Ft / 14.25 sq ft  
 TOTAL AREA - 2807.16 Sq Ft / 270.00 sq ft



