



THE
A-TEAM

**RE/MAX
FIRST**

2407 27 Street, Calgary T3E 2G2

MLS®#: **A2171225** Area: **Killarney/Glengarry** Listing Date: **10/07/24** List Price: **\$1,759,000**
 Status: **Active** County: **Calgary** Change: **-\$66k, 20-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2009**
Lot Information
 Lot Sz Ar: **4,650 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,044**
 Low Sqft:
 Ttl Sqft: **3,044**

DOM

45
Layout
 Beds: **4 (3 1)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard**
 Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **See Remarks**
 Sewer: Ext Feat: **Private Yard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,French Door,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,See Remarks,Soaking Tub,Tray Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`6" x 12`1"	Dining Room	Main	14`2" x 11`3"
Breakfast Nook	Main	12`10" x 9`0"	Living Room	Main	21`1" x 14`10"
Office	Main	14`6" x 10`6"	Foyer	Main	13`0" x 10`3"
Mud Room	Main	6`10" x 6`7"	Family Room	Basement	20`11" x 16`8"
Game Room	Basement	8`2" x 7`0"	Laundry	Upper	10`4" x 5`5"
Balcony	Upper	6`5" x 5`6"	Furnace/Utility Room	Basement	9`3" x 7`11"

Other
Media Room
Other
Bedroom
Bedroom
3pc Bathroom
4pc Ensuite bath

Basement
Basement
Main
Upper
Basement
Basement
Upper

10`2" x 10`2"
18`8" x 15`0"
33`0" x 22`0"
18`0" x 11`0"
12`0" x 8`9"
8`0" x 5`0"
10`6" x 6`5"

Flex Space
Storage
Bedroom - Primary
Bedroom
2pc Bathroom
3pc Ensuite bath
5pc Ensuite bath

Basement
Basement
Upper
Upper
Main
Upper
Upper

11`0" x 10`0"
23`3" x 3`3"
18`3" x 15`2"
12`11" x 10`5"
4`10" x 4`9"
8`0" x 5`0"
18`3" x 10`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

56610

Zoning:
R-CG

Remarks

Pub Rmks:

This beautifully updated 3,044 sq. ft. home is nestled on a peaceful street in Killarney. Offering 4 bedrooms, including 3 upstairs with private ensuites, this home is designed for modern comfort. The main floor boasts an expansive office with custom built-ins, an open-concept living space, and a gourmet kitchen with a walk-in pantry and top-of-the-line SUB ZERO and Wolff appliances. Large glass patio doors flood the space with natural light and lead to a welcoming outdoor living area. Recent upgrades include new white oak hardwood flooring throughout most of the home, fresh paint, modern quartz countertops, stylish kitchen quartz backsplash, quartz updated on main floor fireplaces and bathrooms. The lower level is designed for entertainment and relaxation, featuring in-floor heating, a wet bar, fireplace, home theater room, an additional bedroom, and a full bathroom. The low-maintenance, sunny west-facing backyard features a newer multi-tiered deck with privacy wall, and concrete patio, perfect for outdoor enjoyment. The oversized double garage offers plenty of extra storage and is fully drywalled and insulated. Additional features include central air conditioning, a water filtration system, and built-in ceiling speakers throughout.

Inclusions:
Property Listed By:

**Ceiling Speakers
RE/MAX Realty Professionals**

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













