



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2407 27 Street, Calgary T3E 2G2**

MLS®#: **A2171225** Area: **Killarney/Glengarry** Listing Date: **10/07/24** List Price: **\$1,825,000**  
 Status: **Active** County: **Calgary** Change: **None** 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

**12**  
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**  
 Utilities:

Room Information

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

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:

**\*\* Open House Saturday, October 19th from 2pm - 4pm! \*\* 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**























