



THE
A-TEAM

**RE/MAX
FIRST**

1415 27 Street, Calgary T3C 1L4

MLS®#: **A2195210**

Area: **Shaganappi**

Listing Date: **02/19/25**

List Price: **\$1,259,895**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2025**

Lot Information
Lot Sz Ar: **2,664 sqft**
Lot Shape:

Access:
Lot Feat: **Level**
Park Feat: **Double Garage Attached**

Finished Floor Area
Abv Sqft: **2,371**
Low Sqft:
Ttl Sqft: **2,371**

DOM

3
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey,Side by Side**

Parking
Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground,Private Yard**

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

Kitchen Appl: **Built-In Gas Range,Dishwasher,Garage Control(s),Microwave,Refrigerator**
Int Feat: **Double Vanity,Elevator,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Game Room	Basement	12`5" x 14`7"
Living/Dining Room Combination	Main	19`7" x 17`8"
Den	Main	12`7" x 12`4"
Bedroom	Second	9`8" x 12`2"
Bonus Room	Second	9`4" x 10`8"
Bedroom - Primary	Second	12`7" x 16`4"

Room	Level	Dimensions
4pc Bathroom	Basement	0`0" x 0`0"
Kitchen	Main	15`6" x 20`8"
2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Second	9`7" x 12`2"
Laundry	Second	9`0" x 6`0"
5pc Ensuite bath	Second	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple

Zoning:
R-CG

Legal Desc: 2412015

Remarks

Pub Rmks: **This stunning 3-bedroom, 3.5-bathroom semi-detached home offers 2,371 sq. ft. of luxury living with an anticipated Spring 2025 possession. Designed with high-end finishes, 10-foot ceilings, and exceptional craftsmanship, this home blends elegance with modern convenience. The main floor features rich hardwood flooring, while the second floor and basement combine carpet and tile. Granite countertops run throughout, complemented by sleek black and gold Tenzo faucets. Shaker-style cabinetry with under-cabinet lighting enhances both style and function, while modern lighting fixtures create a sophisticated ambiance. The gourmet kitchen includes a fireclay farmhouse sink, built-in spice racks, ample storage, and a large island with hidden electrical outlets. The powder room is a bold statement space with a wallpaper wrap, gold leaf ceiling, floating vanity, backlit mirror, and pendant lighting. The primary ensuite is a private retreat featuring a freestanding bathtub, floor-standing tub filler, floating vanities with in-shelf lighting, backlit mirrors, and a dramatic custom-tiled shower. All bathrooms boast striking tilework and custom showers for an upscale feel. A stylish bar area with black and gold metal mesh accents, a built-in wine rack, floating shelves, and custom cabinetry is perfect for entertaining. The innovative grocery elevator offers effortless transportation from the garage or basement to the kitchen. With a spacious patio and ample yard/green space, this home provides excellent outdoor living space. Located within walking distance of the LRT, top-rated schools, shopping, and dining, it offers the perfect combination of luxury and convenience. Secure your dream home today!**

Inclusions: N/A
Property Listed By: Real Broker

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

