



THE
A-TEAM

**RE/MAX
FIRST**

2614 27 Street, Calgary T2E 2G5

MLS® #: **A2197890** Area: **Killarney/Glengarry** Listing Date: **02/28/25** List Price: **\$1,295,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar: **3,121 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,060**
 Low Sqft:
 Ttl Sqft: **2,060**

DOM

10
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Level,Low Maintenance Landscape,Private**
 Park Feat: **Alley Access,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Bar,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Skylight(s),Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	3`11" x 6`7"	Den	Main	10`8" x 11`8"
Dining Room	Main	11`10" x 10`1"	Foyer	Main	5`4" x 9`3"
Kitchen	Main	14`8" x 15`2"	Living Room	Main	13`6" x 18`0"
4pc Bathroom	Upper	5`11" x 9`1"	5pc Ensuite bath	Upper	10`2" x 14`1"
Bedroom	Upper	11`9" x 12`9"	Bedroom	Upper	10`2" x 11`2"
Bedroom - Primary	Upper	16`2" x 14`2"	Laundry	Upper	8`2" x 6`1"
Walk-In Closet	Upper	6`0" x 9`1"	4pc Bathroom	Lower	5`4" x 9`6"
Bedroom	Lower	12`3" x 13`6"	Game Room	Lower	14`7" x 22`6"
Storage	Lower	4`6" x 10`9"			

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-CG
Legal Desc:	56610

Remarks

Pub Rmks: **Welcome to 2614 27 ST SW: Where exquisite craftsmanship and meticulous design converge to create over 3,000 sq. ft. of unparalleled living space. This stunning infill is a testament to sophisticated living, offering an array of premium features and thoughtful upgrades throughout. Step inside and be greeted by soaring 10-foot ceilings and expansive, picturesque windows that bathe the main living areas in natural light, fostering a seamless flow throughout the home. The gourmet kitchen, a culinary enthusiast's dream, is perfectly designed for hosting and entertaining. Ascend the custom open riser staircase to the sun-drenched upper level, where the primary wing awaits. This private retreat boasts elegant tray ceilings, a spa-inspired ensuite with a luxurious curbless shower, and a generously sized walk-in wardrobe with custom built-ins. Two additional spacious guest rooms, sharing a beautifully appointed full bathroom, and an incredible laundry room complete this level. Enjoy the added elegance of 8ft doors, enhanced by transom-style detailing, adding a touch of grandeur. The inviting lower level, designed with open web joists for true 9-foot ceilings without bulkheads, offers a bright and airy ambiance. An impressive oversized west-facing window continues to flood the space with natural light, creating the perfect setting for relaxation and entertainment. Enjoy a nightcap at the wet bar or immerse yourself in a movie with built-in surround sound speakers. A guest bedroom and bathroom, along with ample storage, enhance the functionality of this level. You'll also benefit from the convenience of an infloor heat rough-in, ready for your personalized comfort. This incredible home is filled with an abundance of "can't live without" details that you'll grow accustomed to, including a custom blinds package featuring a variety of top-down/bottom-up, blackout, and remote-operated options for ultimate light control and privacy, a Suncoast patio cover for year-round outdoor enjoyment, air conditioning, and an 8ft garage door just to name a few. Located on a tranquil tree-lined street, this property offers unparalleled convenience. Enjoy easy access to the Killarney Community Association, Aquatic & Rec Centre, schools, parks, and playgrounds. Downtown is just minutes away, providing the perfect balance of serenity and urban connectivity. To fully appreciate the exceptional features of this home, be sure to explore the immersive 3D open house tour, and detailed upgrade list.**

Inclusions: **Suncoast Enclosure on Deck + heater**
 Property Listed By: **RE/MAX First**

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









