

# \$1,190,000 - 2008 27 Avenue Sw, Calgary

MLS® #A2214079

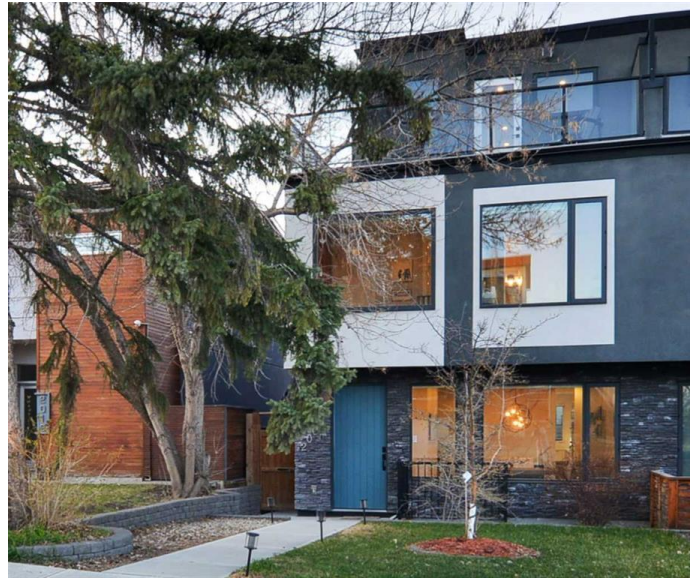
**\$1,190,000**

4 Bedroom, 4.00 Bathroom, 2,271 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

**\*\*OPEN HOUSE Sunday, April 27th 1:00 – 4:00 PM\*\*** Rare 3-storey walkout dream home loaded with high-end upgrades and opulent luxuries! 3,000 + sq. ft. of stunning custom living space awaits plus 4 incredible outdoor spaces with both south and north exposure granting breathtaking downtown, sunset and sunrise views! Perfectly balancing style with function, the open concept main floor includes a plethora of upscale perks including gleaming hardwood floors, built-in speakers, central air conditioning, all Hunter Douglas window coverings including privacy/automated blinds, extensive millwork and hand selected finishes. Automatic blinds, chic custom wine storage and a double sided fireplace in the front-facing dining room add privacy and a warm atmosphere to your entertaining, while the other side promotes relaxation in the inviting living room. Show off your culinary prowess in the gourmet kitchen featuring premium stainless steel appliances, a gas cooktop, quartz countertops, full-height cabinets and a large centre island with breakfast bar seating for at least 4. This unique, highly sought-after floor plan has the kitchen at the back of the home instead of the middle granting outstanding backyard views through the oversized window. A full-width deck encourages summer barbeques and time spent unwinding overlooking the tranquil backyard. Ascend the glamorous open riser staircase to the second level where the same lavish design is continued. The primary suite is



a calming oasis with a beautiful stone feature wall, elegant lighting, blackout blinds, an expansive custom walk-in closet and a luxurious ensuite boasting heated floors, dual sinks, a jetted soaker tub and an oversized body-jet and multi-head rain shower. Both additional bedrooms are bright, private sanctuaries with the added benefit of a fantastic built-in study area right outside for additional space for homework or art projects. The 3rd level family room is the ultimate extra space for spending your downtime or getting together with guests. Fully plumbed making it easy to refill drinks and snacks at the wet bar and allowing for the added convenience of a powder room on this level. 2 huge patios flank the family room giving you the choice of city, sunrise or sunset views. Further space to gather and unwind awaits in the finished walkout basement. A large rec room invites movies and games nights, then grab some food and refreshments at the second wet bar. A 4th bedroom and another full bathroom are ideal for guests or a home office. Walk out to the lower patio and enjoy the great outdoors privately nestled behind the double detached garage. This spectacular home is phenomenally located mere blocks to numerous parks, playgrounds, tennis courts, swimming pool, summer farmer's markets, cafes, award-winning restaurants, lively bars and a variety of shopping options throughout trendy Marda Loop. Truly a stunning home in an unsurpassable location that needs to be seen to be fully appreciated!

Built in 2018

### **Essential Information**

MLS® #	A2214079
Price	\$1,190,000
Bedrooms	4

Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,271
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

### Community Information

Address	2008 27 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1H5

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Insulated
# of Garages	2

### Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Quartz Counters, Recessed Lighting, Skylight(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator
Heating	High Efficiency, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Double Sided, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Many Trees, Views
Roof	Rubber
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	4
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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