



2209 27 Street Calgary Alberta

\$1,270,000

***SPRING 2026 POSSESSION | WATCH THE VIDEO TOUR AND FALL IN LOVE ***Brand New Luxury Duplex in Killarney by BIRCH HILL CUSTOM HOMES | Over 2,800 SqFt of developed living space | 4 Bedrooms | 3.5 Bathrooms | 125FT DEEP LOT ALLOWING FOR LARGE WEST BACKYARD | Step into refined elegance with this stunning brand-new side-by-side duplex. Spanning over 2,800 sq ft of thoughtfully designed living space, this home blends timeless architecture with sophisticated modern finishes to create a truly captivating residence. The striking exterior features board-and-batten Hardie Plank siding in Timber Bark, Hebron Castlewood brick detailing, and sleek black accents, delivering a commanding yet elegant curb appeal. Inside, the main level boasts wide-plank Nouveau Prelude Snow hardwood floors, soaring ceilings, and an abundance of natural light. The open-concept layout is anchored by a chef-inspired kitchen featuring custom cabinetry, a quartz waterfall island, champagne bronze fixtures, full-height designer backsplash, and premium stainless-steel appliances. A warm and inviting living room is highlighted by a floor-to-ceiling fireplace with custom-built-ins and oversized windows framing the landscaped backyard. The designer powder room includes an asymmetrical mirror, a console sink, and terrazzo-inspired flooring. Custom millwork, premium lighting, and modern hardware are thoughtfully incorporated throughout. Upstairs, retreat to the luxurious primary suite complete with a walk-in closet and a spa-like ensuite showcasing large-format porcelain tile, dual vanities, a freestanding soaker tub beneath a statement chandelier, and an oversized glass-enclosed shower. Two additional spacious bedrooms, a designer main bath, and a well-appointed laundry room complete the upper level. The fully developed basement is designed for entertaining and comfort, featuring a spacious family room with ...

Recreational, Games room 19.08 Ft x 22.17 Ft

Furnace 7.25 Ft x 8.00 Ft

Bedroom 9.75 Ft x 14.08 Ft

4pc Bathroom 5.00 Ft x 10.00 Ft

Kitchen 14.42 Ft x 15.42 Ft

Other 7.58 Ft x 5.33 Ft

2pc Bathroom 4.50 Ft x 6.00 Ft

Laundry room 8.17 Ft x 5.25 Ft

Primary Bedroom 11.00 Ft x 14.92 Ft

Bedroom 9.83 Ft x 12.42 Ft

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Listing Presented By:



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Dining room 9.83 Ft x 10.00 Ft

Pantry 7.58 Ft x 5.00 Ft

Living room 16.42 Ft x 13.25 Ft

Bedroom 9.83 Ft x 12.42 Ft

5pc Bathroom 9.08 Ft x 8.00 Ft

5pc Bathroom 6.75 Ft x 14.58 Ft