



# 1413 27 Street Calgary Alberta

\$1,188,800

Experience refined inner-city living at 1413 27 Street SW. This meticulously crafted, never-lived-in modern residence offers over 3,000 sq ft of thoughtfully designed living space, blending high-end finishes, rare upgrades, and everyday functionality -- all just minutes to Downtown, 17th Avenue, and Shaganappi Golf Course. Immediate possession available. The main floor impresses with soaring 10-foot ceilings, rich hardwood flooring, and expansive floor-to-ceiling windows that flood the space with natural light. A bright front den with oversized picture windows provides the perfect home office, study, or reading retreat. At the heart of the home, the gourmet kitchen is both striking and functional, featuring: Quartz countertops Shaker-style cabinetry with under-cabinet lighting Fireclay farmhouse sink Built-in spice racks Oversized island with concealed electrical outlets Premium built-in gas range and appliance package A rare and highly practical dumbwaiter elevator connects the garage and lower level directly to the kitchen -- an exceptional feature seldom found in Calgary infills. The powder room is a true design statement, showcasing custom wallpaper accents, a gold-leaf ceiling, floating vanity, and backlit mirror -- an unforgettable touch of luxury. Upstairs, the primary retreat offers a spa-inspired escape with floating dual vanities, ambient shelf lighting, oval mirrors, designer fixtures, a custom-tiled oversized shower, and a freestanding soaker tub. Two additional bedrooms, a versatile bonus lounge, and a full laundry room complete the upper level. The professionally finished basement is designed for entertaining, featuring a striking custom bar with black-and-gold detailing, a wine display wall, spacious recreation room, full bathroom, and additional storage. Outside, enjoy a private, low-maintenance yard and large patio -- perfect for relaxing evenings ...

3pc Bathroom 9.50 Ft x 6.00 Ft  
 Other 8.33 Ft x 5.17 Ft  
 Family room 14.42 Ft x 12.42 Ft  
 Furnace 14.25 Ft x 5.75 Ft  
 Kitchen 17.42 Ft x 15.50 Ft  
 Dining room 13.08 Ft x 8.00 Ft

2pc Bathroom 5.17 Ft x 4.83 Ft  
 Office 12.58 Ft x 12.25 Ft  
 Loft 15.50 Ft x 10.67 Ft  
 Bedroom 12.08 Ft x 9.67 Ft  
 Bedroom 12.08 Ft x 9.50 Ft  
 3pc Bathroom 9.00 Ft x 5.00 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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Living room 19.67 Ft x 13.67 Ft

Foyer 11.83 Ft x 7.25 Ft

Primary Bedroom 16.25 Ft x 12.58 Ft

5pc Bathroom 16.00 Ft x 8.58 Ft