



## 1921 27 Street Calgary Alberta

\$639,900

Welcome to this contemporary 3 level, 3 bedroom, 1,873 sq ft townhome located in Killarney/Glengarry, close to the vibrant downtown core. The brick and wood exterior with trees out front welcomes you inside to the sleek and bright main floor, with modern white cabinetry, quartz countertops, garburator, a gas range, and luxury vinyl plank flooring in the kitchen. Ample storage is provided with lots of drawer and cupboard space, and a pantry. The island seats 4, and family style seating can be enjoyed in the dining area, with plenty of natural lighting from the large window. Spend weekend mornings in the cozy family room with the ambient fireplace. A half bathroom is located on this floor, and includes tiled flooring and an apron style sink. Additional features are built-in speakers and deck access with natural gas hookup off the kitchen. The bonus room on the second floor is perfect for an office or play area, and the two bedrooms on this floor feature large windows and provide the options of a guest room or office. The full bathroom and spacious laundry room with storage and a window are also on the second floor. On the third level, the primary bedroom features a large, private balcony, where you can relax and enjoy your morning coffee or evening wine in a peaceful outdoor setting. The 3-panelled balcony glass doors provide an abundance of natural light. The spacious walk-in closet includes built-in drawers/shelving for your organizational needs, and the built-in speakers are a fun addition. The ensuite includes heated tiled flooring, soaker tub, glass door shower, and dual sinks. Additionally, there is a shared courtyard attached to the building, heated underground parking, and a storage area. Located in a well-managed building, this townhome is just steps away from local coffee shops, restaurants, and public transit on 17th Avenue. There is a nearby Aquatics and Rec...

Living room 12.58 Ft x 10.00 Ft

Kitchen 19.67 Ft x 9.08 Ft

Dining room 9.00 Ft x 9.00 Ft

Pantry 3.92 Ft x 3.50 Ft

Foyer 9.50 Ft x 7.75 Ft

2pc Bathroom 6.58 Ft x 2.42 Ft

Bedroom 11.33 Ft x 10.33 Ft

Other 5.50 Ft x 2.75 Ft

4pc Bathroom 8.25 Ft x 7.50 Ft

Laundry room 4.92 Ft x 4.75 Ft

Furnace 6.67 Ft x 4.92 Ft

Primary Bedroom 13.17 Ft x 12.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Bonus Room** 11.42 Ft x 8.33 Ft  
**Bedroom** 11.33 Ft x 10.83 Ft  
**Other** 5.50 Ft x 2.75 Ft

**Other** 9.83 Ft x 8.58 Ft  
**5pc Bathroom** 11.92 Ft x 9.92 Ft  
**Other** 22.67 Ft x 6.25 Ft