



# 1927 27 Street Calgary Alberta

\$699,000

FINALLY! ~ The opportunity to own a BRAND NEW HOME, in a HIGHLY DESIRABLE COMMUNITY at a price YOU CAN AFFORD! Slated for completion spring of 2024! ~ You'll find a sophisticated townhouse with a Dual master floor plan, loads of upgrades, a finished basement plus an ELECTRIC VEHICLE READY GARAGE. This forward thinking build is advantageously building on a beautiful located within walking distance to schools, the Killarney Aquatic and Recreation Centre and the multitude of amenities along 17th Avenue. High-quality finishes and a neutral paint pallet adorn the main floor which is bathed in natural light. The fireplace in the living room creates a welcoming atmosphere as well as a beautiful focal point. Centering the open concept space is the chic dining room with clear sightlines throughout the main floor, perfect for entertaining. Culinary adventures are inspired in the stunning chef's kitchen with a functional layout and a stylish design. A privately tucked away powder room completes the main level. Dual master bedrooms grace the upper level, both spacious and bright each with their own 4-piece ensuite - one of which boasts dual sinks and an oversized lavish rain shower, the other has a deep soaker tub. Also on this level is a handy laundry room, no need to haul clothes up and down stairs! Gather in the large rec room in the finished basement with plenty of room for movies, games and entertaining. A 3rd bedroom for guests, an office or gym and another full bathroom complete this level. Parking will never be an issue thanks to the single detached garage + owning an electric or gas powered vehicle will be a homeowner choice. This gorgeous residence will have everything on your wish list plus an unbeatable location in the mature inner-city community of Killarney/Glengarry. Enjoy an active lifestyle with trendy shops and restaurants, an easy bike ride to the Bow River...

Family room 14.67 Ft x 11.50 Ft

Furnace 19.00 Ft x 6.00 Ft

Bedroom 12.42 Ft x 11.25 Ft

4pc Bathroom Measurements not available

Living room 20.00 Ft x 14.33 Ft

Dining room 16.00 Ft x 10.00 Ft

Kitchen 14.00 Ft x 9.00 Ft

2pc Bathroom Measurements not available

Primary Bedroom 13.00 Ft x 12.50 Ft

Bedroom 11.50 Ft x 10.75 Ft

4pc Bathroom .00 Ft x .00 Ft

4pc Bathroom Measurements not available

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

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca