

# \$1,259,895 - 1413 27 Street Sw, Calgary

MLS® #A2239793

**\$1,259,895**

3 Bedroom, 3.00 Bathroom, 2,371 sqft

Residential on 0.06 Acres

Shaganappi, Calgary, Alberta

Discover a new level of comfort and sophistication in this brand-new 3-bedroom, 3.5-bath semi-detached home, offering 2,371 sq. ft. of thoughtfully designed living space.

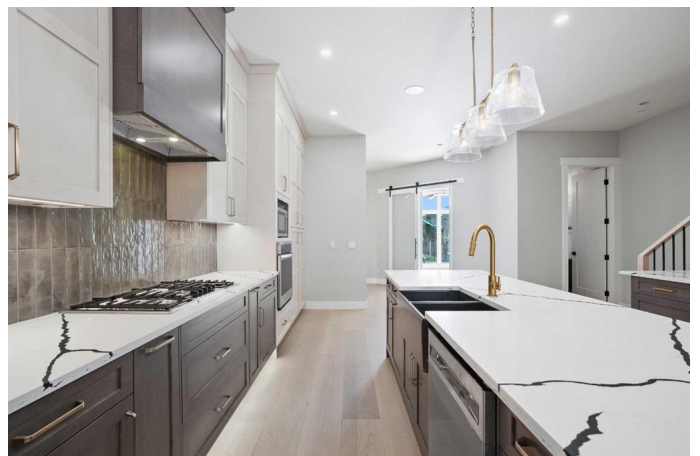
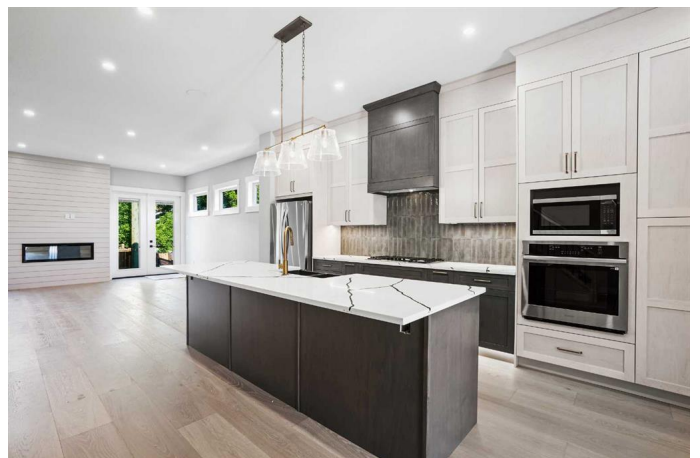
Every bedroom features its own walk-in closet, and the stunning primary suite includes a luxurious ensuite—creating the perfect private retreat.

Crafted with high-end finishes and meticulous attention to detail, this home features a gourmet kitchen with premium appliances, a functional open-concept layout, and a unique grocery elevator providing effortless access from the garage to the kitchen. Enjoy indoor-outdoor living with a spacious patio —ideal for relaxing or entertaining. Located in a highly desirable area just steps from the LRT, shops, restaurants, golf course, and top-rated schools, this home offers the ultimate blend of urban convenience and modern luxury. Homes like this don't stay on the market—secure yours today and move in by Summer 2025!

Built in 2025

## Essential Information

|            |             |
|------------|-------------|
| MLS® #     | A2239793    |
| Price      | \$1,259,895 |
| Bedrooms   | 3           |
| Bathrooms  | 3.00        |
| Full Baths | 2           |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,371                  |
| Acres          | 0.06                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1413 27 Street Sw |
| Subdivision | Shaganappi        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3C 1L4           |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 4                                                      |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive |
| # of Garages   | 2                                                      |

### Interior

|                   |                                                                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows, Wired for Sound, Elevator |
| Appliances        | Built-In Gas Range, Dishwasher, Garage Control(s), Microwave, Oven-Built-In, Refrigerator, Wine Refrigerator                                                                                  |
| Heating           | Fireplace(s), Forced Air                                                                                                                                                                      |
| Cooling           | None                                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                           |
| # of Fireplaces   | 1                                                                                                                                                                                             |
| Fireplaces        | Gas                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                           |
| Basement          | Finished, Full                                                                                                                                                                                |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | BBQ gas line, Playground, Private Yard                        |
| Lot Description   | Back Yard, City Lot, Garden, Interior Lot, Landscaped, Level, |

|              |                                               |
|--------------|-----------------------------------------------|
|              | Rectangular Lot, See Remarks, Street Lighting |
| Roof         | Asphalt Shingle                               |
| Construction | Wood Frame                                    |
| Foundation   | Poured Concrete                               |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 28              |
| Zoning         | R-CG            |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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