

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

MLS® #A2239793

**\$1,259,895**

3 Bedroom, 3.00 Bathroom, 2,371 sqft

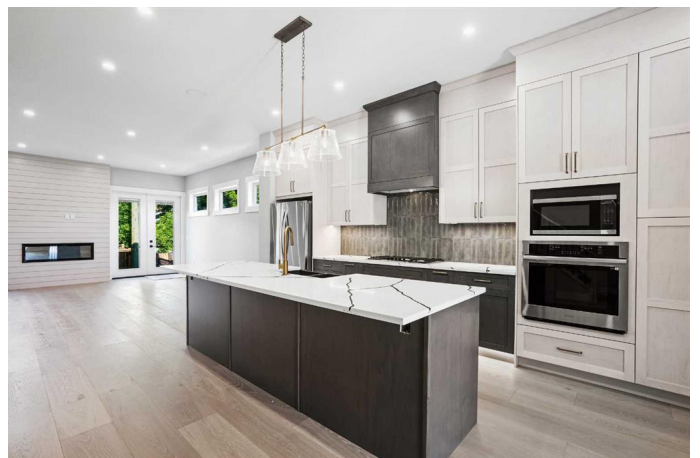
Residential on 0.06 Acres

Shaganappi, Calgary, Alberta

**\*\*OPEN HOUSE SUN JULY 20 3-5PM**

**\*\*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, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Vinyl Windows, Wired for Sound
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
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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	9
Zoning	R-CG

**Listing Details**

Listing Office	Real Broker
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