

**2116 27 Avenue SW**  
**Calgary, Alberta**

**MLS # A2215947**



**\$1,375,000**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	2,572 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Level, Low Maintenance		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	2nd Bar Fridge, Alarm System (no contract), 2 TV wall mounts, 2 TVs, Built-in Speakers.		

Designed with the modern, growing family in mind, this custom luxury 3-storey home features spacious living, contemporary style, and prime urban access in one of Calgary's most sought-after neighborhoods. Down the street from vibrant Marda Loop, and minutes from downtown, parks, schools, and cafes, this home offers the best of urban living with room to grow and entertain. From the moment you step inside, you're greeted by chic modern design and soaring high ceilings on all levels. The open-concept main floor flows effortlessly between the inviting living, dining, and stylish white kitchen complete with sleek micro-shaker full height cabinetry, quartz countertops, stainless steel appliances, a coffee/wine bar, and a large kitchen island, the perfect spot for gathering to break bread with loved ones. Double patio doors flood the space with natural light, complemented by elegant built-ins flanking the living room fireplace. Just steps from the double detached garage, a spacious and functional mudroom awaits—complete with built-in storage to keep groceries, backpacks, and everyday gear neatly organized for busy and active family life. On the second floor, you'll find the spacious primary retreat, featuring a walk-in closet and a spa-inspired ensuite with a soaker tub, rainfall shower, and dual vanities. Two additional bedrooms, a full bathroom, and a conveniently located upper-level laundry room round out this family-friendly floor. The top level is a showstopper—ideal for entertaining or quiet nights in. Enjoy the roof top patio with unobstructed views of the downtown skyline, along with a loft space, wet bar, and powder room designed for relaxing or hosting. The fully developed basement provides even more living space, featuring a large family recreation room perfect for the kids to play, a wet bar for the adults to play, a fourth bedroom,

and a full bathroom—perfect for guests, teens, or in-laws. Additional features include 8-foot interior doors, wide-plank engineered hardwood on the main and upper levels, quick access to Crowchild Trail, and walking distance to parks, playgrounds, shopping, and trendy restaurants. This is more than just a house—it's a home built for making memories. Don't miss your chance to own this stylish and spacious residence in the heart of Richmond!