

# \$1,258,000 - 2128 27 Avenue Sw, Calgary

MLS® #A2214573

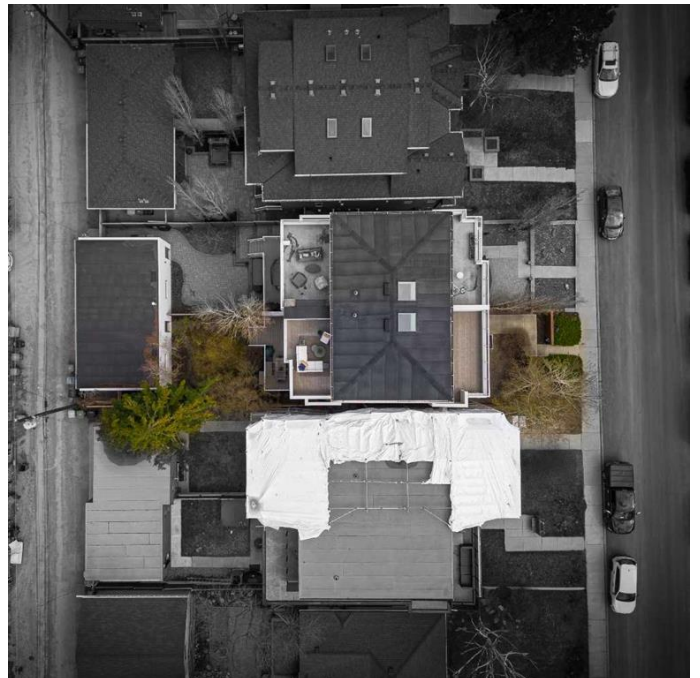
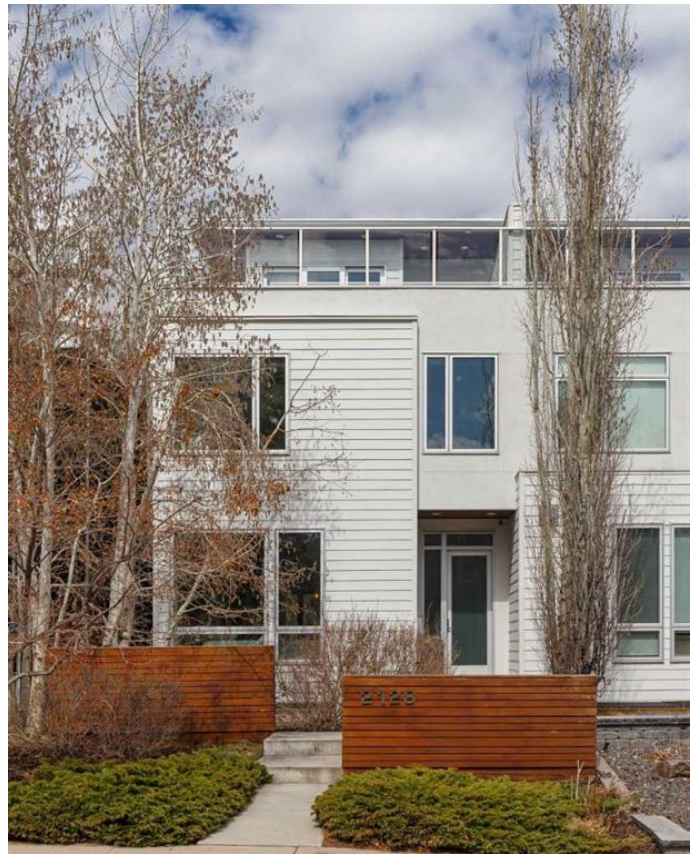
**\$1,258,000**

4 Bedroom, 5.00 Bathroom, 2,295 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

A timeless masterpiece, situated on a premium street in Richmond/South Calgary. This home has been impeccably maintained, encompassing quality and detail throughout. With over 3,100 Sq.Ft of developed living space, this home integrates modern architecture with exceptional class & state of the art design. | PREMIUM INFILL | SUB-ZERO | WOLF | ELITE LAYOUT | 10 & 9 FT CEILINGS | 8 FT SOLID-CORE DOORS | BUILT IN SPEAKERS | 3RD STOREY LOFT + ROOFTOP TERRACE WITH PANORAMIC DOWNTOWN & MOUNTAIN VIEWS | LOW MAINTENANCE FULLY LANDSCAPED YARD | \*\*From one good family to the next, Welcome home...this is the one you have been waiting for\*\* This property hits different with high-end custom features & millwork that will appease the most discerning buyer. Upon entry, you are greeted by a large foyer, 10 ft. ceilings and an unbeatable floor plan (See Pictures for floor-plan). The bright & airy living area flows seamlessly into the kitchen which is complete with a remarkable 13ft island, custom cabinetry, double stacked quartz counters, bulkhead detail with recessed lighting complimented by a Sub Zero fridge & 36" gas wolf range. Other main floor features include: full height double sliding patio doors opening out to the composite deck & landscaped yard, rear mudroom area / separate back door & private powder room steps down from the main floor with extra high



ceilings. The open riser hardwood stairs lead to the second floor where you find 2 large bedrooms, a full laundry room, and a perfect primary retreat complete with his & hers walk in closets, 6 pc en-suite spa with steam shower, floating vanities w/ double sinks & built in soaker tub - custom touches everywhere. The fully finished basement is fully a dream with 9ft ceilings, heated flaked epoxy floors, 4th bedroom + full bathroom and a superb recreation area with a theatre & wet bar. The upper level loft is the icing on the cake with a skylight, glass railing, half bathroom & front and back patio doors leading to a wrap around rooftop terrace with Downtown & Mountain views + outdoor fireplace. The Heated double detached garage with epoxy flooring, side mount opener, 8ft door and custom cabinets make this suitable for a car lift and perfect for a car lover. A new Dura-Deck roof w/ warranty was professionally installed for extreme durability and peace of mind. \*\*\*OPEN HOUSE: SATURDAY APRIL 26, 1-4 PM\*\*\*

Built in 2011

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2214573               |
| Price          | \$1,258,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 3                      |
| Half Baths     | 2                      |
| Square Footage | 2,295                  |
| Acres          | 0.07                   |
| Year Built     | 2011                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 3 Storey, Side by Side |
| Status         | Active                 |

Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2128 27 Avenue Sw |
| Subdivision | Richmond          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 1H7           |

Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Featr<br>Floorplan                  |
| Appliances        | Bar Fridge, Dishwasher, Dry<br>Refrigerator, See Remarks, V |
| Heating           | Forced Air, Natural Gas                                     |
| Cooling           | Central Air                                                 |
| Fireplace         | Yes                                                         |
| # of Fireplaces   | 2                                                           |
| Fireplaces        | Electric, Living Room, Outsid                               |
| Has Basement      | Yes                                                         |
| Basement          | Finished, Full                                              |

Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony, Private Yard        |
| Lot Description   | Back Lane, Back Yard, Lands  |
| Roof              | Rubber                       |
| Construction      | Stucco, Vinyl Siding, Wood F |
| Foundation        | Poured Concrete              |

Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 12               |
| Zoning         | R-CG             |

Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|



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