

# \$1,375,000 - 2116 27 Avenue Sw, Calgary

MLS® #A2215947

**\$1,375,000**

4 Bedroom, 5.00 Bathroom, 2,572 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

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 showstopperâ€”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 bathroomâ€”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 houseâ€”it's a home built for making memories. Donâ€™t miss your chance to own this stylish and spacious residence in the heart of Richmond!

Built in 2023

**Essential Information**

MLS® #	A2215947
Price	\$1,375,000
Bedrooms	4
Bathrooms	5.00
Full Baths	3
Half Baths	2
Square Footage	2,572
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 3 Storey
Status	Active

**Community Information**

Address	2116 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 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
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 30th, 2025
Days on Market	19
Zoning	M-CG

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.