

1411 27 Street SW  
Calgary, Alberta

MLS # A2256333

**\$830,000**

<b>Division:</b>	Shaganappi		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,157 sq.ft.	<b>Age:</b>	1950 (75 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangu		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Kitchen Island		

**Inclusions:** TV wall mount/brackets, security system/components, Doorbell cam, door keypads, attached shelving main floor office and attached shelving in garage.

Open House 3-5 p.m., Sunday September 14th. An Outstanding Opportunity Awaits in the desirable Inner-City Neighborhood of Shaganappi! This exceptional property presents incredible lifestyle and investment possibilities for homeowners seeking a generous family-sized lot or for builders in search of a prime location to redevelop. Situated on a nice lot with a private west-facing backyard, this charming home offers over 3340 square feet of thoughtful upgrades and timeless character. The living room's graceful wood beams, hardwood floors and a lovely picture window offer a welcoming introduction to the beautiful main floor. The impressive kitchen boasts extensive maple cabinetry, granite counter tops, stainless steel appliances, vast island, and a large bank of pantry storage. Overlooking the sunny backyard, the family room's pretty fireplace brings an air of casual elegance to this inviting space while the dining room offers a spacious area to enjoy entertaining friends and celebrating with family. A large office (or 4th bedroom with closet) features attractive wainscoting while the stylish powder room displays equally charming details. Completing the outstanding main floor is an expansive laundry/mudroom with laundry sink, cabinets, folding counter, and a built-in locker storage system. The upper level boasts three spacious bedrooms including the airy primary suite with vaulted ceilings, hardwood floors, oversized closet and ensuite with a charming clawfoot tub. Two bright secondary bedrooms overlook the quiet backyard. Rounding off the second floor is a large 4-piece family bath with granite vanity top. The sizeable lower level offers nearly 1200 square feet of versatile flex space including zones for a family room, home gym, games area, playroom, or home theatre. A 2-piece bathroom and massive storage room finish this spacious

level. The home's fairytale exterior leaves a lasting impression while the backyard and deck provide a tranquil sanctuary for family barbecues, watching the kids at play or simply unwinding at the end of the day. Additional highlights of this special gem include: 1) newly painted primary bedroom, upper floor bathrooms, and entire lower level (September 2025), 2) air conditioning, 3) new stove (2022), 4) Trex composite deck (2019), and 5) a wood privacy fence on North side (2021). Close to schools, shopping, transit, parks, and with a short 5-minute drive to downtown, this versatile property offers tremendous possibilities - whether living in a prime inner-city location or investing as a holding property for future redevelopment, this exceptional offering is NOT to be missed!