ROBERT HART MOORE GRASSROOTS REALTY GROUP

780-897-4170

robert@grassrootsrealtygroup.ca

3011 27 Street SW Calgary, Alberta

MLS # A2252931



\$975,000

Division:	Killarney/Glengarry					
Type:	Residential/Duplex					
Style:	2 Storey, Attached-Side by Side					
Size:	1,981 sq.ft.	Age:	2012 (13 yrs old)			
Beds:	4	Baths:	3 full / 1 half			
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage					
Lot Size:	0.07 Acre					
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Rectan					

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Second refrigerator, trampoline and raised garden beds -all negotiable.

OH | Sunday | Sept 7 | 2-4:30pm Welcome to this exceptional, upscale family home nestled in the sought-after Killarney community - where modern sophistication meets everyday comfort. Designed with refined taste and meticulous attention to detail, this 4-bedroom, 3.5-bathroom residence offers over 2778 total sq ft of beautifully appointed living space, perfectly tailored for modern urban families. Step inside to discover rich walnut wood detailing throughout, adding warmth and elegance to the clean, contemporary design. Designer lighting and premium finishes elevate every room, while high-tech features blend seamlessly into the home's thoughtful layout. A striking skylight over the stairwell floods the interior with natural light. The gourmet kitchen has a large quartz island, walk-in pantry, and custom walnut cabinetry. There's plenty of room for the whole family in the spacious dining room. Your main living spaces flow to the sunny living room with chic modern fireplace making the home ideal for entertaining or relaxing with family and friends. Upstairs, the luxurious primary suite is a true retreat—complete with a private balcony, walk-in closet, and a two-sided fireplace shared with the spa-inspired ensuite. Indulge in the oversized jetted soaker tub, and walk-in shower with rain shower and wall jets—all wrapped in modern elegance. There are two more washrooms, a well equipped laundry room and a family washroom on the upper level. The fully finished basement with in-floor heating offers a recreation room with wet bar, bedroom and full washroom. Outside enjoy your morning coffee in the fully landscaped front yard with mature perennials, or relax in the evening on your large deck in the sunny west-facing backyard. The detached two-car garage has room for all your gear. All of this is set in a vibrant, family-friendly community known for its

	excellent schools, walkable shops and services, and easy access to downtown, transit, and major transportation routes. This is more than a home—it's the perfect foundation for your family's next chapter. Don't miss your opportunity to live in one of Calgary's most desirable urban neighbourhoods.
Consist (c) 93% Subpat Maddoon Islanda be suppose of Subblek's Insurational Stable County to Manager to Insurate to such the language and a suppose of Subblek's Insurational Stable County to Manager to Insurate to such the language and a suppose of Subblek's Insurational Stable County to Manager to Insurate to such the language and a suppose of Subblek's Insurational Stable County to Manager to Insurate to such that the suppose of Subblek's Insurational Stable County to Manager to Insurate to Subblek's Insurational Stable County to Manager to Insurate to Subblek's Insurational Stable County to Manager to Insurate to Subblek's Insurational Stable County to Manager to Insurate to Subblek's Insurate to Subblek's Insurational Stable County to Manager to Insurate to	
Concepts (c) 2005 Subbala May Morray Lighter data construct of Scalabory International Scalabory Int	
Concided for 3355 British bibliogon Listing data crusture of Schillabe is luminositized Brails Country in buffered to be withink to and connected of	
Consider for 3055 Brown by Michigan Living data courts or of Sottlaho's interception Socials Country to be different to be refetable to any account of	
Consists for 2005 Roberts blook-bloom. I briting data countage of Subblack (ingressional Basilis Crustelle Information is bufficient to the reliable buffing to the receivered.	
Cognizate for 2705 Potent Mouldoon Listing data countage of Subblady's Integrational Results Counselfor to Indicate to the religious to the re	
Congrigibility for 1979. Robust Hard-Moorg. Littling data ourspans of Sothabida International Realty Coagle Information in Indianant to be reflebble by a or a computated.	
Cognicibil (c) 2935 Solvet Hard-Moorg, Littlion data occurrance of Solvabilis international Realth County to the reflective to the reflect	
Consists to 2705 Sobart Matakhoon Listin data courtage of Sobabus International Realty Canada Information in bollowed to be reliable but and suscented.	
Countries (c) 2005 Behalf Mari-Moore, Listing data countage of Suthaby's International Bealty Capado, Information in belianced to be reliable but one commenced.	
Countries (c) 2005 Behalf Hart-Moore, Listen data countain of Suthehylo International Bealty Capado, Information in believed to be reliable by a current and	
Countries (c) 2005 Patent Hart-Moorge Listing data counters of Sothely/de International Realty Conards Information in bolicond to be reliable but not appropriate	
Copyright (s) 2005 Polyert Hart-Moore Listing data copyrigaty of Softlehy's International Paginty Capada. Information in heliculat to be solicible but not experienced	
Copyright (d) 2025 Polyart Hart-Moora, Listing data courtage, of Suthehy's International Pacifix Copyright in believed to be reliable but not appropriated.	
Countries (n) 2025 Bohart Hart-Morae Listing data countage of Sothehy's International Pacific Canada. Information is Inclinated to the reliable but not accomplised.	
Countiebt (c) 2025 Pobert Hart-Moore Listing data courtees of Sothehy's International Realty Canada. Information in believed to be reliable by a net automated.	
Copyright (c) 2025 Bohart Hart-Moore, Listing data courtesy of Suthehy's International Resilty Canada. Information in bolished to be calleble but not guaranteed	
Convigits (c) 2025 Robert Hart-Moore Listing data courteay of Sathabu's International Realty Canada, Information in bollowed to be reliable but our purposes	
Convigibit (c) 2025 Pobatt Hart-Moors, Listing data courtesy of Sythaby's International Realty Canada, Information in believed to be reliable but not guaranteed	
Convirient (c) 2005 Probert Hart-Moore Listing data courtiesy of Sothshy's International Realty Canada, Information is bollowed to be reliable but not aurorated	
Conviriable (n) 2025 Robert Hart-Moore Listing data courteey of Sethabu's International Realty Canada, Information in believed to be reliable but not guaranteed	
Convisibilit (c) 2025 Pohert Hart-Moore, Listing data courteey of Sathehy's International Realty Canada, Information in hallowed to be reliable but not automated.	
Copyright (c) 2025 Robert Hart-Moore, Listing data courteey of Satheby's International Realty Capada, Information is believed to be reliable but not guaranteed.	
Convight (c) 2025 Pohert Hart-Moore, Listing data courteey of Sotheby's International Realty Canada, Information is believed to be reliable but not guaranteed	
Conviolet (c) 2025 Robert Hart-Moore, Listing data courteey of Sotheby's International Realty Canada, Information is believed to be reliable but not augrenteed	
Conviolit (c) 2025 Robert Hart-Moore, Listing data courteey of Sothehy's International Realty Canada, Information is believed to be reliable but not augrenteed	
Conviolit (c) 2025 Robert Hart-Moore, Listing data courteey of Sothehy's International Realty Canada, Information is believed to be reliable but not augrenteed	
Conviolet (c) 2025 Robert Hart-Moore, Listing data courteey of Sothehy's International Realty Canada, Information is believed to be reliable but not augrenteed	
Conviolit (c) 2025 Robert Hart-Moore, Listing data courteey of Sothehy's International Realty Canada, Information is holisted to be reliable but not augrenteed	
Conviolet (c) 2025 Robert Hart-Moore, Listing data courteey of Sothehy's International Realty Canada, Information is believed to be reliable but not augrenteed	
Conviolet (c) 2025 Robert Hart-Moore, Listing data courteey of Sothaby's International Realty Canada, Information is believed to be reliable but not augrenteed	
	Copyright (c) 2025 Robert Hart-Moore. Listing data courtesy of Sotheby's International Realty Canada. Information is believed to be reliable but not guaranteed.