

\$1,270,000 - 2209 27 Street Sw, Calgary

MLS® #A2244528

\$1,270,000

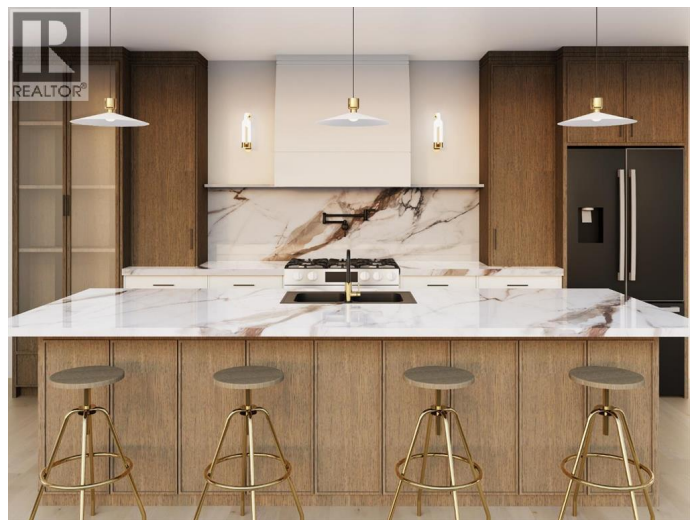
4 Bedroom, 4.00 Bathroom, 1,914 sqft

Single Family on 0.14 Acres

Killarney/Glengarry, Calgary, Alberta

***SPRING 2026 POSSESSION | WATCH THE VIDEO TOUR AND FALL IN LOVE

***Brand New Luxury Duplex in Killarney by BIRCH HILL CUSTOM HOMES | Over 2,800 SqFt of developed living space | 4 Bedrooms | 3.5 Bathrooms | 125FT DEEP LOT ALLOWING FOR LARGE WEST BACKYARD | Step into refined elegance with this stunning brand-new side-by-side duplex. Spanning over 2,800 sq ft of thoughtfully designed living space, this home blends timeless architecture with sophisticated modern finishes to create a truly captivating residence. The striking exterior features board-and-batten Hardie Plank siding in Timber Bark, Hebron Castlewood brick detailing, and sleek black accents, delivering a commanding yet elegant curb appeal. Inside, the main level boasts wide-plank Nouveau Prelude Snow hardwood floors, soaring ceilings, and an abundance of natural light. The open-concept layout is anchored by a chef-inspired kitchen featuring custom cabinetry, a quartz waterfall island, champagne bronze fixtures, full-height designer backsplash, and premium stainless-steel appliances. A warm and inviting living room is highlighted by a floor-to-ceiling fireplace with custom-built-ins and oversized windows framing the landscaped backyard. The designer powder room includes an asymmetrical mirror, a console sink, and terrazzo-inspired flooring. Custom millwork, premium lighting, and modern hardware are thoughtfully incorporated throughout. Upstairs,



retreat to the luxurious primary suite complete with a walk-in closet and a spa-like ensuite showcasing large-format porcelain tile, dual vanities, a freestanding soaker tub beneath a statement chandelier, and an oversized glass-enclosed shower. Two additional spacious bedrooms, a designer main bath, and a well-appointed laundry room complete the upper level. The fully developed basement is designed for entertaining and comfort, featuring a spacious family room with a stylish wet bar, a fourth bedroom, and a full bathroom perfect for guests or a private home office. A detached double garage and landscaped yard enhance the exterior living space. Located in the vibrant inner-city community of Killarney, this home offers quick access to downtown, top schools, trendy shops, and parks, all while delivering unmatched style and comfort. Experience elevated living in this exceptional new build crafted for today’s modern family and ready to welcome its first owner.

(id:6289)

Built in 2025

Essential Information

Listing #	A2244528
Price	\$1,270,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,914
Acres	0.14
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2209 27 Street Sw
Subdivision	Killarney/Glengarry

City	Calgary
Province	Alberta
Postal Code	T3E2E9

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane, Wet bar, Closet Organizers, Level
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Dishwasher, Range, Dryer, Freezer, Hood Fan, Garage door opener
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick
Exterior Features	Landscaped, Lawn
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
----------------	-------------



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. REALTOR®. Member of CREA and more.

Listing information last updated on November 5th, 2025 at 1:46am PST