

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

MLS® #A2244528

\$1,270,000

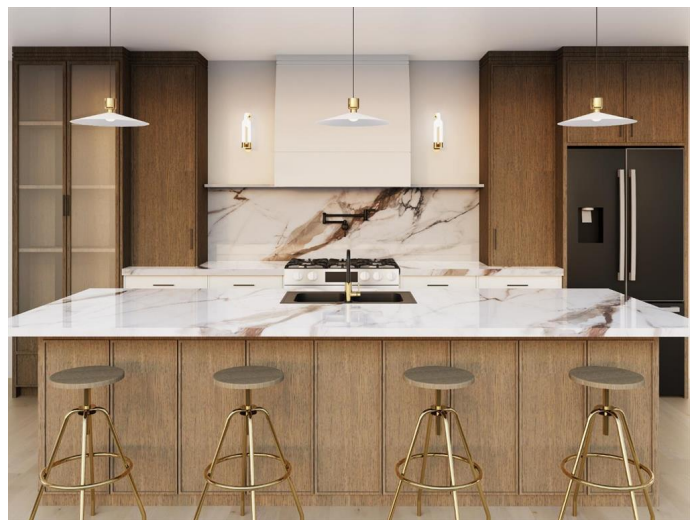
4 Bedroom, 4.00 Bathroom, 1,914 sqft

Residential on 0.14 Acres

Killarney/Glengarry, Calgary, Alberta

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***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.

Built in 2025

Essential Information

MLS® #	A2244528
Price	\$1,270,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,914
Acres	0.14
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2209 27 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2E9

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Wet Bar
Appliances	Bar Fridge, Built-In Freezer, Built-In Range, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range Hood
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, City Lot, Interior Lot, Landscaped, Lawn, Level, Low Maintenance Landscape, Open Lot, Rectangular Lot, Standard Shaped Lot, Street Lighting, Subdivided
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2025
Days on Market	85
Zoning	R-CG

Listing Details

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