

# \$1,200,000 - 2420 27 Avenue Nw, Calgary

MLS® #A2253739

**\$1,200,000**

5 Bedroom, 4.00 Bathroom, 2,012 sqft

Residential on 0.08 Acres

Banff Trail, Calgary, Alberta

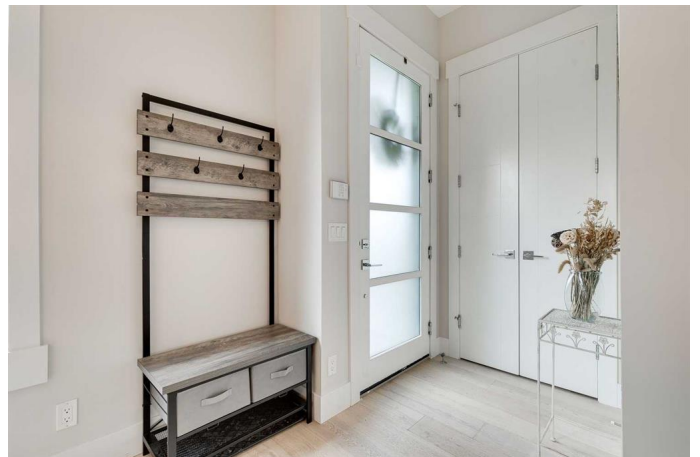
Welcome to this stunning, fully finished detached infill offering over 2,000 sq. ft. above grade, thoughtfully designed with high-end finishes and a bright, open layout. Located in the desirable community of Banff Trail, this home seamlessly blends modern luxury with everyday functionality.

Step inside to discover an expansive open floor plan featuring a spacious dining area, a chef-inspired kitchen with striking cabinetry and a large island, a cozy living room, and a sunlit breakfast nook. The sizeable mudroom—practically a hallway in itself—provides exceptional storage and organization. Glass railings enhance the home's airy, upscale feel, allowing natural light to flow throughout all levels. Custom built-ins add beauty and practicality in every corner.

Upstairs, you'll find three generously sized bedrooms. The primary suite is a true retreat with a private balcony overlooking the front yard, a spa-inspired ensuite featuring a steam shower and jetted soaker tub, and soaring ceilings highlighted by skylights for an added touch of luxury.

The fully finished basement offers even more living space with a sleek wet bar, bar fridge, built-in shelving, two bedrooms, and a den. (Originally a large recreation area, the sellers can easily revert it back if you prefer.)

Outside, enjoy low-maintenance garden beds and a triple-car garage that is insulated and drywalled—perfect for a third vehicle,



additional storage, or even your own workshop. Recent upgrades, including central air conditioning, make this home completely move-in ready.

With its exceptional design, thoughtful upgrades, and ideal location, this Banff Trail gem checks all the boxes for modern inner-city living.

Built in 2017

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2253739    |
| Price          | \$1,200,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,012       |
| Acres          | 0.08        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2420 27 Avenue Nw |
| Subdivision | Banff Trail       |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M2J9            |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Triple Garage Detached |
| # of Garages   | 3                      |

### **Interior**

|                   |                                                                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Double Vanity, Skylight(s), Wet Bar |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Bar Fridge, Water Softener                                    |
| Heating           | Forced Air                                                                                                                                                                                            |
| Cooling           | Central Air                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                                                                     |
| Fireplaces        | Gas, Living Room                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                                   |
| Basement          | Finished, Full                                                                                                                                                                                        |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Garden                                 |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Stucco, Wood Frame                                            |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 42                   |
| Zoning         | R-CG                 |

## Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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