



GRASSROOTS
REALTY GROUP

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623 27 Avenue NW
Calgary, Alberta

MLS # A2229363



\$1,150,000

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,986 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Private, Rectangular Lot, Tre		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s)		
Inclusions:	N/A		

Nestled in the heart of Mount Pleasant and just steps from Confederation Park, this stunning new infill offers nearly 2,000 sqft of refined living above grade plus a fully finished 2 bedroom LEGAL bedroom suite with its own private entrance, full kitchen, laundry, and bathroom. Designed with an elevated aesthetic, the main level features soaring 10' ceilings, wide-plank hardwood floors, and a spacious den that functions beautifully as a home office or butler's pantry. The show-stopping kitchen is equipped with a 42" built-in paneled fridge, a 36" gas range, waterfall granite countertops, and warm wood cabinetry accented with brushed gold hardware. The open-concept layout doesn't disappoint, surrounded by large windows allowing for an ample amount of natural light throughout the space. There is ample room for barstools at the kitchen island and room for a tech center which effortlessly flows into the bright, south-facing living room with built-in shelving and a modern gas-feature fireplace, overlooking the South backing fully fenced and landscaped private backyard surrounded by mature trees. Upstairs, you'll find 3 spacious bedrooms including a luxurious primary suite with vaulted ceilings, a walk-in closet, and a 5-piece spa-inspired ensuite with heated floors, dual vanities, a freestanding tub, and an impressive oversized glass shower. Not to be missed is the generous sized central bonus room, rare to find in an inner-city infill. There's also a conveniently located upper-level laundry room to round out this thoughtfully designed floor. The lower-level legal suite offers excellent flexibility with a separate entrance off the side of the home—ideal for multigenerational living or rental income—featuring 9' ceilings, a full kitchen with stainless steel appliances, two bedrooms, full bath, separate laundry, and

quality finishes throughout. Additional upgrades include ’ solid core doors, upgraded lighting, and a double detached garage. Located on a quiet, tree-lined street just minutes to downtown, schools, Mount Pleasant Outdoor Pool, and community amenities, this home is a rare blend of luxury, function, and location.