



**GRASSROOTS**  
REALTY GROUP

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**450 27 Avenue NW**  
**Calgary, Alberta**

**MLS # A2232240**



**\$650,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	978 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Front Drive, Garage Faces Front, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Light		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Storage		

**Inclusions:** Window Blinds, A/C

OPEN HOUSE SUNDAY JUNE 29TH 1-4PM. Nestled in the heart of Mount Pleasant on a quiet, tree-lined street, this R-CG zoned property presents an exceptional opportunity for homeowners, investors, or developers. Set on a south-facing 25' x 120' lot and surrounded by million-dollar homes, this property offers tremendous potential—whether you're seeking a move-in-ready residence, a revenue-generating investment, or a prime redevelopment site. With less than a 10-minute commute to downtown Calgary and within walking distance to Confederation Park, SAIT, schools, restaurants, and public transit, this location offers the perfect balance of inner-city convenience and community charm. The home features over 1,375 square feet of fully finished living space and has been thoughtfully updated throughout. Recent upgrades include fresh paint, newer windows and patio door, a new roof, quartz countertops, updated kitchen sink, new carpet, luxury vinyl plank flooring, and Trex decking on both upper and lower balconies. The upper level is comprised of the kitchen with stainless steel appliances, a dining area, and a bright, spacious living room with a cozy corner gas fireplace and access to a sunny south-facing balcony. Just a few steps down you'll find the primary bedroom with a private 2-piece ensuite and access to a second balcony, along with a generously sized second bedroom and a full bathroom. The lower level features a third bedroom, a versatile flex room ideal for a home office, hobby space, or potential fourth bedroom, as well as the laundry area, mechanical room, and additional storage. The outdoor space is equally impressive. The beautifully landscaped backyard offers both privacy and room to grow, with the home set forward on the lot to maximize yard space. Rear alley access provides the option to add a detached double

garage, making this property especially appealing to builders or those looking to enhance outdoor living in the inner city. Mount Pleasant continues to stand out for its vibrant community atmosphere, excellent amenities, and ongoing redevelopment. Investors will appreciate the R-CG zoning and lot dimensions, while homeowners will enjoy the lifestyle this location affords. Whether you're planning to live, rent, or build, this is a rare chance to own a valuable piece of real estate in one of Calgary's most sought-after neighborhoods.