



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

701 27 Avenue NW
Calgary, Alberta

MLS # A2243194



\$1,298,800

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,293 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Garden, Gentle S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Stone Counters		

Inclusions: N/A

OPEN HOUSE SUNDAY OCT 5, 1:30 TO 3. Magazine-worthy living! Just featured in Avenue Magazine (some photos used from the spread with permission), the home is a collaboration of notable Alberta designers, including architecture by JTA Design, interiors by Studio Felix, and custom work by Denca Cabinetry, Crete Collective, and Forge 53°. Every facet of the home was painstakingly crafted to maximize light and create subtle interest - warm, understated beauty inhabits every inch. Clean lines and subtle tones create a calming, minimalist feel, hinting at both Scandinavian and Japanese design. THE LOCATION - Situated on a cul-de-sac with direct access to Confederation Park, means there are no streets to cross for your family when seeking time in the park. The corner lot allows for more natural light and privacy than the usual infill. South-facing backyard provides year-round sun, for long evenings with friends and family. THE HOUSE - This 4bdr (3 up, 1 dn) air-conditioned home offers over 3,100 sq. ft. of living space. The basement has potential for a 5th bedroom, and the home boasts 4 bathrooms. Main floor features 10-foot ceilings, while the basement and other levels have 9-foot. Note the over-sized windows on all sides of the home, which flood every floor with natural light. White steel stairwell railings and custom piano room doors by Forge 53°. THIRD FLOOR - A large bonus room offers a great place to escape for adults and kids alike, either for the views of downtown from the rooftop patio, or to enjoy as a fantastic games room. SECOND FLOOR - The primary bedroom showcases a spacious and luxurious ensuite and a walk-in closet. The second floor also has two additional bedrooms, a 5-piece bathroom and a laundry room. MAIN FLOOR - Studio Felix really shines here. The main floor entrance features natural wood accents,

leading to a piano room or office with elegant designer steel doors. The custom Denca Cabinetry kitchen was designed with rounded stone counters and Fisher & Paykel appliances, including an integrated fridge with wooden accents and gas range. Adjoining the kitchen is a spacious, well-lit living room with backyard access. BASEMENT - The basement features polished concrete floors, 9-foot ceilings, a large bedroom, a 4-piece bathroom, and an exercise area. Once again, the oversized windows bring extra light to the space. EXTERIOR - Bold black and white aesthetics make the home a landmark. The low-maintenance backyard can accommodate shrubs and even a garden around the 2-car garage which is accessed from a fantastic paved alley. Full feature list is available upon request. Must be seen to be appreciated - Schedule your viewing to experience the property in person!