



GRASSROOTS
REALTY GROUP

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

628 27 Avenue NW
Calgary, Alberta

MLS # A2243704



\$899,900

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,767 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, In Garage Electric Vehicle Charging		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Garden, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Dry Bar, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, Open Floorplan, Stone Counters, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	None		

This lovely custom home has thoughtful planning and beautiful details on canopied street in Mount Pleasant. Built with max noise reduction double wall system. Quiet neighbours, treed yard and a welcoming porch. Over 2600 sq ft dev over 3 floors w 4 beds 3.5 baths. High end finishing is evident everywhere. Fully renovated custom kitchen with handmade ceramic tile backsplash, under counter lighting, Wolf gas range, Miele dishwasher. 9 ft ceilings, crown moulding on main and light maple flooring throughout. South front, extra wide, open floor plan, many windows makes this infill spacious and bright. Upstairs pretty master bedroom with vaulted ceilings, good sized walk-in, fully renovated ensuite. Secondary bedrooms share large Jack-and-Jill. Laundry up. Basement fully developed with bed, full bath and large tv/rec room. Brand new hot water tank. Double garage with gas heater and 220v. Landscaped yard, front and back. Water softener, Gemstone lighting, paved alley. Feels like home!