



GRASSROOTS
REALTY GROUP

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

412 27 Avenue NW
Calgary, Alberta

MLS # A2266959



\$800,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	738 sq.ft.	Age:	1941 (84 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: GOODS AND FURNITURE SOLD AS IS WHERE IS

Nestled on a beautiful tree-lined street in the highly desirable and mature community of Mount Pleasant, this 50' x 120' RC-G zoned property offers an incredible opportunity for developers, investors, or those looking to build their dream home. The location is truly exceptional—just steps away from downtown, Confederation Park, schools, parks, and all amenities, making it one of Calgary's most sought-after inner-city neighbourhoods. Surrounded by character homes and modern infills, this property combines charm, convenience, and potential in equal measure. Don't miss this rare chance to invest in a premium location with endless possibilities. Property is being sold AS IS, WHERE IS.