



GRASSROOTS
REALTY GROUP

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113, 408 27 Avenue NE
Calgary, Alberta

MLS # A2267003



\$545,000

Division:	Winston Heights/Mountview		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,613 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle, Membrane	Condo Fee:	\$ 315
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: None

Modern design meets low-maintenance luxury in 'The Jade' - a desirable town home complex in the heart of Winston Heights, just minutes from downtown. This executive home offers more than 1,600 sq.ft. of living space - plus a fully finished basement - and a private rooftop patio for outdoor relaxation. The oversized, attached garage provides secure parking and extra storage, while inside, you'll find a bright, open main level with wide-plank engineered hardwood flooring, a stylish living area, and a gourmet kitchen with gas range, sleek quartz counters, breakfast bar seating, full-height cabinetry with soft-close features, and upgraded stainless-steel appliances. Upstairs are three comfortable bedrooms and two beautifully finished bathrooms, including a serene primary suite with heated tile flooring in the ensuite. Need more space? The developed basement offers a versatile bonus room - perfect for guests, a home office, or media retreat. When it's time to unwind, your rooftop patio delivers private outdoor living - from morning coffee in the sunshine to BBQ evenings and skyline sunsets. Premium construction elements include sound-reducing double drywall between units with ROXUL insulation, Lux windows and doors, Hunter-Douglas 'Zebra' blinds and central vac rough-in. Transit is mere steps away and it's a short walk to nearby parks, schools, shopping, restaurants and even The Winston Golf Club. If you've been looking for upscale inner-city living without compromise, welcome home!