



GRASSROOTS
REALTY GROUP

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624 27 Avenue NW
Calgary, Alberta

MLS # A2273967



\$898,000

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,797 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Skylight(s), Vaulted Ceiling(s)		

Inclusions: N/A

Beautiful family home on one of Mount Pleasant's most desirable tree-lined streets, just a block from Confederation Park! Inside, the main floor offers a formal living and dining room, a 2-pc bath, a custom kitchen with quartz countertops, raised island, stainless steel appliances, and a bright family room with built-ins and a gas fireplace. The upper level includes a vaulted primary bedroom with walk-in closet and 5-piece ensuite, two additional spacious bedrooms, a skylit main bath, and a convenient upper laundry room. The professionally developed basement adds a large family room, 3-pc bath and a fourth bedroom-ideal for guests, teens, or a home office. Fully landscaped and fenced back yard with 2 car garage. Book your showing today!