



107, 408 27 Avenue NE  
Calgary, Alberta

MLS # A2289732



**\$549,900**

<b>Division:</b>	Winston Heights/Mountview		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,861 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 315
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters		

**Inclusions:** N/A

Welcome home to your modern stunning townhome located in the desirable inner-city community of Winston Heights, in the coveted Jade Complex that's Pet Friendly with board approval. This home boasts 1800+sqft, an oversized single garage attached, 3-beds, 2.5-baths (2-pc bath 2nd floor, 4-pc bath 3rd floor, 3-pc ensuite 4th floor), a gourmet kitchen with gleaming quartz countertops, stainless steel appliances (Gas Stove, Dishwasher, Fridge), front-load washer & dryer, wide-plank engineered hardwood flooring, carpet throughout, and a private rooftop patio to bbq and enjoy the evening skyline. The large master bedroom serves as a true retreat with heated tile flooring in the ensuite bathroom, while the fully finished basement provides versatile space for a home office, media room, or additional guest room. Bonus!!! Enjoy the superior sound privacy with double drywall and Roxul insulation. Did I mention this home is perfectly situated minutes from downtown, the #2 bus-transit direct to downtown, The Winston Golf Club, the Cedar Deli, and more! This property offers the ultimate inner-city lifestyle, and seeing is believing! View this home for yourself today before it's gone!!!