



624 27 Avenue NW  
Calgary, Alberta

MLS # A2293358



**\$898,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,797 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Level, Low Maintenance Landscape, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!