



719 27 Avenue NW  
Calgary, Alberta

MLS # A2300612



**\$624,900**

|                  |                                 |               |                   |
|------------------|---------------------------------|---------------|-------------------|
| <b>Division:</b> | Mount Pleasant                  |               |                   |
| <b>Type:</b>     | Residential/Duplex              |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bungalow |               |                   |
| <b>Size:</b>     | 903 sq.ft.                      | <b>Age:</b>   | 1958 (68 yrs old) |
| <b>Beds:</b>     | 3                               | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad                     |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                       |               |                   |
| <b>Lot Feat:</b> | Back Yard, Rectangular Lot      |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Linoleum             | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                      | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding   | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                      | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Open Floorplan, Separate Entrance |                   |      |

**Inclusions:** Basement suit refrigerator and electric stove

Nestled on a quiet, tree-lined street in a highly sought-after neighborhood, this charming home offers a perfect balance of comfort, functionality, and location. Surrounded by nearby parks and scenic walking paths, it provides an ideal setting for both relaxation and an active lifestyle, making it a wonderful place to call home. Step inside to a bright and inviting living room, where large windows flood the space with natural light, highlighting the beautiful hardwood flooring that extends seamlessly throughout the main level. The open and airy feel creates a warm atmosphere, perfect for both everyday living and entertaining guests. The kitchen is cozy yet highly functional, featuring an abundance of windows that bring in natural light and offer pleasant views. Equipped with stainless steel appliances and generous counter space, it is well-suited for preparing meals and hosting gatherings. Adjacent to the kitchen, the dining area flows effortlessly into the main living space, creating an open-concept design that enhances connectivity and ease of movement. Whether enjoying family dinners or entertaining friends, this space is both practical and welcoming. The main floor also includes a well-appointed four-piece bathroom and two bedrooms. The primary bedroom features a spacious closet and large windows, creating a bright and comfortable retreat. The second bedroom offers its own unique charm, with sliding doors that lead directly out to a porch—perfect for enjoying morning coffee or quiet evenings outdoors. Downstairs, the home features a fully developed basement suite with a separate entrance, offering excellent flexibility for extended family, guests, or potential rental income. This self-contained suite includes a cozy living room, a functional kitchen, one bedroom, and a four-piece bathroom, providing all the essentials in a private and comfortable

setting. With its desirable location, thoughtful layout, and versatile living spaces, this home presents a fantastic opportunity for homeowners and investors alike.