



654 27 Avenue NW
Calgary, Alberta

MLS # A2149261



\$739,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	768 sq.ft.	Age:	1949 (75 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: N/A

Welcome to 654 27 Ave NW, a sought after location and opportunity, nestled in the heart of family friendly Mount Pleasant and less than a block to Confederation Park! This 40 X 120 ft R-C2 lot has an amazing yard and a cute bungalow. Well built & well maintained 4 Bedroom bungalow with 2 bathrooms, detached garage, fully fenced & landscaped. Country quiet living on a quiet street with many new builds. Sunny southern exposure provides winter warmth & extended front yard use. Side entrance provides separate walkout to enclosed private patio area for summer dining & BBQ & relaxation. Fruit trees, shrubs & raspberry hedges surround property in the back. Easily convert to suit a larger single family without compromising existing solid structure & foundation or landscape, gardens & privacy features. Additional backyard patio for relief from intense afternoon sun. Surrounded by privacy: trees, shrubs and perennials super close to major transportation routes and transit. Coffee bars, restaurants, SAIT all close by. Bike, walk, jog or bus ride to work downtown with ease year-round. Enjoy this quaint home now while envisioning what masterpiece will eventually be built here.