



GRASSROOTS
REALTY GROUP

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103, 408 27 Avenue NE
Calgary, Alberta

MLS # A2195898



\$565,000

Division:	Winston Heights/Mountview		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,619 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 247
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, Quartz Counters		

Inclusions: AC unit

****Open House on March 22nd from 2pm-4pm**** Step into this stunning 1,400+ sqft townhome in the heart of Winston Heights, part of a sleek 17-unit complex designed for modern living. This home offers an oversized single attached garage, a bright east-facing living room with engineered hardwood floors, and a chef-inspired kitchen featuring quartz countertops, full-height cabinetry, soft-close hinges, and upgraded appliances. With 3 bedrooms, 2.5 baths, and a fully finished basement, this home is both spacious and versatile. The primary ensuite boasts heated tile floors and luxury finishes, while the basement adds extra living space, perfect for a home office, guest room, or family room. Enjoy your own private rooftop patio with stunning city views — the ideal spot to relax or entertain. Thoughtful details include soundproofing between units (double drywall + ROXUL insulation), central vac rough-in, high-end windows and doors, and an included AC unit for year-round comfort. Located in a growing inner-city community, you're just minutes from transit, schools, restaurants, shopping, and downtown. Don't miss this opportunity to own a modern, luxurious townhome in one of the city's most sought-after neighborhoods. Schedule your showing today and make "The Jade" your new home!