



GRASSROOTS
REALTY GROUP

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107, 408 27 Avenue NE
Calgary, Alberta

MLS # A2289732



\$489,900

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

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

Inclusions: N/A

PRICE REDUCED!!! 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!!!