



**GRASSROOTS**  
REALTY GROUP

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654 27 Avenue NW  
Calgary, Alberta

MLS # A2321834



**\$2,199,900**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,830 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	N/A		

Just steps from Confederation Park, this exceptional presale opportunity by Bright Custom Homes is ideally located in the heart of Mount Pleasant and offers buyers the rare chance to personalize finishes and select key design details. This thoughtfully crafted Craftsman-style residence offers over 3,800 square feet of total developed living space, featuring a refined main floor with a private office, a formal dining area, and a warm open-concept living space anchored by a gas fireplace and expansive windows that fill the home with natural light. The kitchen is designed to stand out with full-height custom cabinetry, intricate millwork, and a large statement island with furniture-style detailing, complemented by a premium built-in appliance package and a functional butler's pantry. Interior selections have been professionally curated in collaboration with Aly Velji Designs, showcasing custom cabinetry, designer lighting, elevated plumbing fixtures, and rich wood accents balanced by soft, timeless tones throughout. Upstairs, all three bedrooms offer their own walk-in closets and private ensuites, including a luxurious primary retreat with a spa-inspired ensuite and spacious walk-in closet. The fully developed basement adds exceptional versatility with a large recreation area, wet bar with island, dedicated gym, additional bedroom, and full bathroom, making it ideal for entertaining or extended living. Situated on a prime inner-city lot with a rare triple detached garage, this is a unique opportunity to secure a brand new custom home in one of Calgary's most desirable communities while still having the ability to make it your own. The home includes A/C, in-floor heat, dual hot water tanks (including one for radiant heating), smart thermostats, and full mechanical rough-ins for automation, security, speakers, and wiring for motorized blinds. All renderings are for

illustrative purposes only and may be subject to change at the builder's discretion or due to material availability. Call today to book your private tour.