



GRASSROOTS
REALTY GROUP

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624 27 Avenue NW
Calgary, Alberta

MLS # A2333070



\$814,900

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,914 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Level, Low Maintenance Landscape, Rectangular Lot		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Stucco

Foundation: Poured Concrete

Features: Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: N/A

Located on one of Mount Pleasant's most desirable tree-lined streets, just a single block from the green spaces of Confederation Park—this beautiful family home perfectly pairs quality craftsmanship with inner-city convenience. The curb appeal sets an inviting tone with an acrylic stucco exterior complemented by stone trim, Smart Trim battens, and energy-efficient low-E windows. Inside, the main level opens to formal living and dining spaces accentuated by large windows with stained-glass transoms and a convenient two-piece powder room. At the heart of the home, the custom kitchen features solid cabinetry, quartz countertops, a central island, and stainless steel appliances with an induction stove, plus a pre-plumbed gas line ready for an easy gas stove conversion. Flowing naturally from the kitchen, the bright family room offers a focal-point gas fireplace and a large picture window that floods the space with natural light. The upper level serves as a quiet sanctuary, anchored by a vaulted primary retreat complete with a walk-in closet and a five-piece ensuite. Two additional spacious bedrooms, a main four-piece bathroom beneath a bright skylight, and a dedicated upper-level laundry room with a laundry sink round out the top floor. The professionally developed lower level expands your living area with a generous family room, a full three-piece bathroom, and a fourth bedroom, an ideal setup for guests, teenagers, or a private home office. Outside, the fully landscaped and fenced backyard provides a private retreat leading to a double detached garage. Positioned moments from local schools, Confederation Park, and the vibrant dining and shopping along 4th Street, this turn-key residence offers a complete lifestyle package in an exceptional location. The irrigation system, central vacuum, air conditioning, and in-floor heating in both bathrooms are

added bonuses. Recent upgrades include fresh paint in the basement and updated bathrooms in the primary ensuite and lower level. Best of all, the wonderful surrounding neighbours make this community feel like home.