

628 27 Avenue NW
Calgary, Alberta

MLS # A2222882



\$950,000

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,637 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, In Garage Electric Vehicle Charging		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Garden, Landscaped, Level		
Heating:	Forced Air, Natural Gas		Water: -
Floors:	Hardwood		Sewer: -
Roof:	Asphalt Shingle		Condo Fee: -
Basement:	Finished, Full		LLD: -
Exterior:	Stucco, Wood Frame		Zoning: R-CG
Foundation:	Poured Concrete		Utilities: -
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Dry Bar, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, Open Floorplan, Stone Counters, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

This is no cookie cutter infill! Come see this lovely custom home with thoughtful planning and beautiful details in Mount Pleasant. Built with max noise reduction double wall system. Friendly, quiet neighbours, treed yard and a welcoming porch. Over 2600 sq ft dev over 3 floors. High end finishing is evident everywhere. Fully renovated, functional, custom kitchen with handmade ceramic tile backsplash, under counter lighting, Wolf gas stove, Miele dishwasher. 9 ft ceilings, crown moulding on main and light maple flooring throughout. Open floor plan, many windows makes this infill feel spacious and bright. Side entrance to handy basement mud room, maximizing space on main floor. Upstairs is a pretty master bedroom with vaulted ceilings, good sized walk-in and fully renovated ensuite. The secondary bedrooms share a large Jack-and-Jill. Laundry up. Basement fully developed with bed, full bath and large tv/rec room. Double garage with gas heater and 220v. Landscaped yard, front and back.