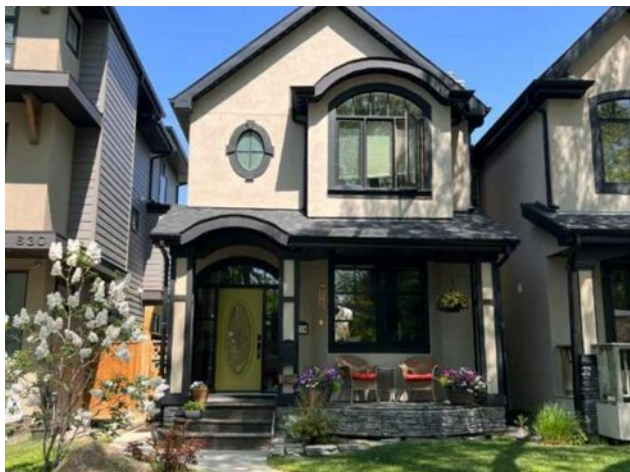


628 27 Avenue NW  
Calgary, Alberta

MLS # A2235407



# \$899,900

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,767 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Detached, In Garage Electric Vehicle Charging		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Garden, Landscaped, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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)		
<b>Inclusions:</b>	N/A		

Over 2600 sq ft of total developed living space! This custom home with thoughtful planning and beautiful details in Mount Pleasant offers 3 floors of space, 4 beds, and 3.5 baths. Built with noise reduction double wall system. Friendly, quiet neighbours, treed yard and a welcoming porch. High end finishing is evident everywhere. Fully renovated custom kitchen with handmade ceramic tile backsplash, under counter lighting, Wolf gas range, Miele dishwasher. 9 ft ceilings, crown moulding on main and light maple flooring throughout. South front, extra wide, open floor plan, many windows makes this infill feel spacious and bright. 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 on upper floor. Basement fully developed with bed, full bath and large tv/rec room. Double garage with gas heater and 220v. Landscaped yard, front and back. Water softener, Gemstone lighting, paved alley.