

\$1,100,000 - 435 27 Avenue Ne, Calgary

MLS® #A2104429

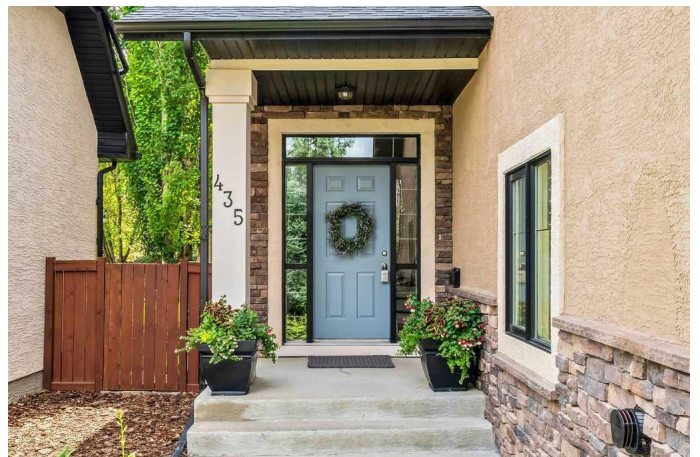
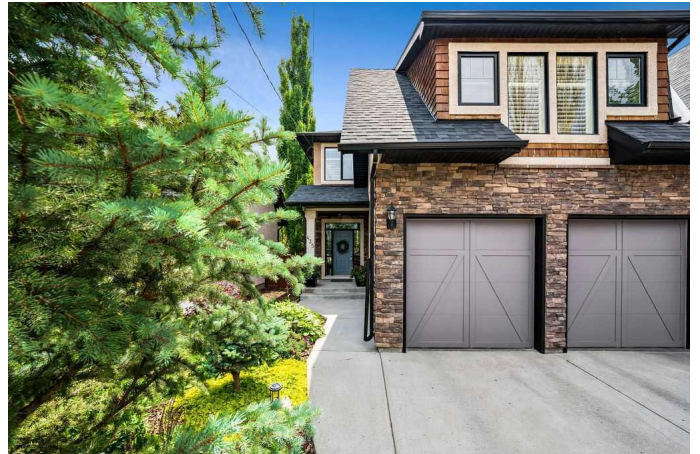
\$1,100,000

4 Bedroom, 4.00 Bathroom, 2,477 sqft

Residential on 0.10 Acres

Winston Heights/Mountview, Calgary, Alberta

Welcome to this stunning family home in the desirable inner-city neighbourhood of Winston Heights, located west of Deerfoot and north of downtown. You must view this home to truly understand how special it is. Located on a large lot, this unique property, though semi-detached, is **ONLY ATTACHED AT THE GARAGE AND BONUS ROOM**, offering windows and natural light that you would not get with a traditional semi-detached home. With **9 FEET OF SPACE BETWEEN THE HOMES** on the attached side, it is truly a standout among semi-detached homes in the neighbourhood. Boasting just over 3450 square feet of luxurious total living space, this home is built for entertaining. Upon entering the 4-bedroom, 3.5 bathroom home, you'll be greeted by a large entry leading to a spacious and bright open concept main floor featuring a galley kitchen with top-of-the-line appliances, a raised eating bar, and plenty of storage space. Off of the kitchen is a large dining area that easily fits an 8-seat dining table and has a beautiful built-in buffet with ample storage and a large window looking out to the backyard. The living room features coffered ceilings, a corner gas fireplace "ONE OF FOUR!" and windows on what would traditionally be the "attached side," providing even more natural light in the space. Move from the dining room to the all-seasons room, with the second gas fireplace, and out to your massive south-facing, private backyard with no back lane. It is here that you can enjoy summer



evenings or BBQs with friends on the more than 380 square foot, 2-tier, composite deck. The lower deck can easily fit a table that seats 16! The yard also offers a fire pit and garden shed. Upstairs, the primary bedroom has a luxurious 5-piece ensuite and a third fireplace – a 2-sided between the bedroom and ensuite. Two additional generously sized bedrooms, a full bathroom, laundry, and a massive 400-square foot bonus room complete the second floor. The fully finished basement offers even more living space, with a large family room (and the fourth fireplace); a dry bar; a workout or play area; a massive 3-piece bathroom; the fourth bedroom; and plenty of storage space. Round all of this out with air conditioning and the heated, attached double garage and you just might have the perfect family home. Cross the street and you’ll find yourself at the playground; outdoor rink and basketball nets; the community garden where residents can grow vegetables in their reserved garden plot; and the Winston Heights Community Centre, which features numerous events and activities all year-round. Winston Heights is one of inner-city Calgary’s best-kept secrets, just minutes away from downtown, with easy access to shopping, restaurants, The Winston Golf Club, and other amenities but with the neighbourhood feeling of the suburbs. Own this exceptional family home with bespoke finishings and a detached feel but not compromise on inner-city living!

Built in 2004

Essential Information

MLS® #	A2104429
Price	\$1,100,000
Sold Price	\$1,050,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,477
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	435 27 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2A5

Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Jetted Tub, Natural Woodwork, Recessed Lighting, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Basement, Family Room, Gas, Master Bedroom, Sun Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Shingle Siding, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	February 1st, 2024
Date Sold	April 29th, 2024
Days on Market	88
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.