

\$2,299,000 - 702 27 Avenue Nw, Calgary

MLS® #A2124040

\$2,299,000

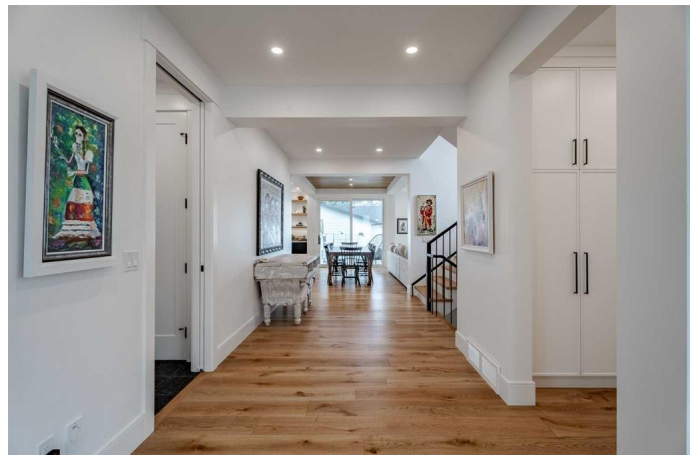
4 Bedroom, 4.00 Bathroom, 3,371 sqft

Residential on 0.14 Acres

Mount Pleasant, Calgary, Alberta

The Perfect Family Home.... Located in the desirable community of Mount Pleasant steps away from CONFEDERATION PARK and situated on a (50 x 120)Corner lot/cul-de-sac....This Custom built 4 bedroom home offers a unique blend of 3370 sq. ft. of Luxury, Style and Functionality living with quality craftsmanship and up scale finishing. An amplitude of features are offered such as : Hardwood flooring on main/upper/staircase, Built in closets, 10 ft. ceilings, Solid core doors, Custom cabinetry, 2 laundry rooms, extensive Triple pane window package, Alarm system/Security cameras, A/C rough in, 2 high efficiency furnaces, 75 gallon HWT and Quartz counter tops.

The inviting foyer sets the stage for a grand entrance. The beautiful flex rooms to either side offer versatility...Living room, a quiet Den/Study or private dining for elegant gatherings accented by 10mm tinted glass adding a touch of modern sophistication while still maintaining a sense of openness. A superb floor plan allows for seamless flow between kitchen, dining and living room promoting a sense of spaciousness and allowing tons of natural light. The DREAM chef's KITCHEN is equipped with everything a culinary enthusiast could desire, the abundance of two tone cabinetry, a large quartz island seating 6, Fisher and Paykel appliances, built in full sized fridge and freezer, 8 burner gas stove, pullout pantry, and let's not forget the extraordinary Butler's Pantry which



offers additional storage, walk in pantry and prep space. A super functional mudroom adds practicality and convenience with a stackable W/D, water fountain, a closet with circulating air for damp clothes(Brilliant), and personalized storage spaces for family members. Retreat to the primary with a large customized walk in closet that connects to the main laundry room, plus enjoy the Spa-like ensuite with in floor heating, double vanity, make up desk, free standing claw soaker tub, walk in shower with rain head, private conservatory and Soleto tile. The remaining bedrooms are a good size with 1 having its own ensuite and the other 2 sharing the main bath, ensuring a smooth start to the day! The basement is partially developed, rooms framed in and electrical in place. Professionally landscaped with artificial turf, a wood burning fireplace, and exposed aggregate patios in the backyard provide an inviting and functional retreat. The TRIPLE CAR GARAGE is a dream for any car enthusiast....Heated, Drywalled, Insulated, 220 port, water access, floor drain, and epoxy flooring add a stylish touch to this man cave. It is evident this INNER CITY home commands attention, making it the ultimate package...Location. Size, Quality, Corner Lot, plus Steps away from Confederation Park/Schools/ Swimming Pool and all amenities.... THIS IS THE PLACE ...You'll raise your children, hope, dream, and call HOME.

Built in 2021

Essential Information

MLS® #	A2124040
Price	\$2,299,000
Sold Price	\$2,150,000
Bedrooms	4
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	3,371
Acres	0.14
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	702 27 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2J3

Amenities

Parking Spaces	3
Parking	220 Volt Wiring, Alley Access, Garage Door Opener, Garage Faces Rear, Garage Faces Side, Heated Garage, Insulated, Oversized, Private Electric Vehicle Charging Station(s), Triple Garage Detached

Interior

Interior Features	Bathroom Rough-in, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Built-In Freezer, Built-In Refrigerator, Dishwasher, Garage Control(s), Garburator, Gas Stove, Humidifier, Microwave, Range Hood, Washer/Dryer, Washer/Dryer Stacked, Water Purifier, Water Softener, Window Coverings
Heating	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas, See Remarks
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Tile

Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Garden, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Lawn, Garden, Low Maintenance Landscape, Landscaped, Level, Street Lighting, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 28th, 2024
Date Sold	August 27th, 2024
Days on Market	91
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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