

\$1,000,000 - 601 27 Avenue Nw, Calgary

MLS® #A2128449

\$1,000,000

5 Bedroom, 2.00 Bathroom, 1,597 sqft
Residential on 0.14 Acres

Mount Pleasant, Calgary, Alberta

Excellent CORNER R-C2 location on this charming 5 BEDROOM renovated home with over 2900 sq.ft. of developed living area. This 50x120 ft property with SOUTH rear yard is ideally situated across from the Mount Pleasant Arts Centre and Historical Site, currently is completing a \$2 million beautification and accessibility upgrade including 30 new trees, paths, gardens and green area. This generously sized bungalow has been lovingly maintained with upgrades including TRIPLE pane windows and new rear door (2021-22), striking KITCHEN and gorgeous 5 piece bath (2019) and fresh, neutral paint. Perfect for both family life and entertaining, the main level with hardwood flooring reveals a spacious living and dining area, maintaining the original character and charm with glass door handles and ceiling detail, while offering a completely modern striking sunny kitchen with VAULTED ceiling, tons of storage, abundant quartz countertops and large island. Big bright windows overlook both the beautiful park across the street and your back yard. Three bedrooms, laundry and a beautiful 5 piece bathroom complete this floor. On the lower level with cork floors for warmth and comfort is a perfect gathering hub for family movie and games night, additional full bathroom, two more over-sized bedrooms for teens or nanny suite, storage room and mechanical. The SOUTH yard has been thoughtfully landscaped with paver stone walks, pergola and offers plenty of room for



the kids to play. The ornamental fruit tree is a show stopper that draws admiration from passersby when in bloom. With an oversized single garage, the yard would accommodate a future larger garage. Positioned minutes to University, SAIT, 2 hospitals, pool, Confederation Park, downtown and more, this home is beautifully maintained and move-in ready. Call to view today.

Built in 1948

Essential Information

MLS® #	A2128449
Price	\$1,000,000
Sold Price	\$1,105,601
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,597
Acres	0.14
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	601 27 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2J2

Amenities

Parking Spaces	1
Parking	On Street, Oversized, Rear Drive, Single Garage Attached

Interior

Interior Features	Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Backs on to Park/Green Space, Corner Lot, Low Maintenance Landscape, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Block, Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	May 8th, 2024
Days on Market	5
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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