



THE
A-TEAM

**RE/MAX
FIRST**

654 27 Avenue, Calgary T2M 2J1

MLS®#: **A2149261**

Area: **Mount Pleasant**

Listing Date: **07/12/24**

List Price: **\$739,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1949**

Finished Floor Area
Abv Sqft: **768**
Low Sqft:
Ttl Sqft: **768**

Lot Information

Lot Sz Ar: **4,822 sqft**
Lot Shape:

DOM

66
Layout
Beds: **3 (2 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Landscaped,Rectangular Lot**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Wood Frame**
Flooring: **Hardwood,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Gas Stove,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Storage**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`5" x 9`6"
Family Room	Basement	15`2" x 10`5"
Bedroom	Main	10`2" x 9`1"
4pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Living Room	Main	18`2" x 11`6"
Bedroom - Primary	Main	12`9" x 9`11"
Bedroom	Lower	13`10" x 10`4"
3pc Bathroom	Lower	0`0" x 0`0"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

R-C2

Legal Desc:

3955R

Remarks

Pub Rmks:

Welcome to 654 27 Ave NW, a sought after location and opportunity, nestled in the heart of family friendly Mount Pleasant and less than a block to Confederation Park! This 40 X 120 ft R-C2 lot has an amazing yard and a cute bungalow. Well built & well maintained 4 Bedroom bungalow with 2 bathrooms, detached garage, fully fenced & landscaped. Country quiet living on a quiet street with many new builds. Sunny southern exposure provides winter warmth & extended front yard use. Side entrance provides separate walkout to enclosed private patio area for summer dining & BBQ & relaxation. Fruit trees, shrubs & raspberry hedges surround property in the back. Easily convert to suit a larger single family without compromising existing solid structure & foundation or landscape, gardens & privacy features. Additional backyard patio for relief from intense afternoon sun. Surrounded by privacy: trees, shrubs and perennials super close to major transportation routes and transit. Coffee bars, restaurants, SAIT all close by. Bike, walk, jog or bus ride to work downtown with ease year-round. Enjoy this quaint home now while envisioning what masterpiece will eventually be built here.

Inclusions:

N/A

Property Listed By:

RE/MAX iRealty Innovations

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123