



THE
A-TEAM

**RE/MAX
FIRST**

442 27 Avenue, Calgary T2M 2H6

MLS®#: **A2158259**

Area: **Mount Pleasant**

Listing Date: **08/16/24**

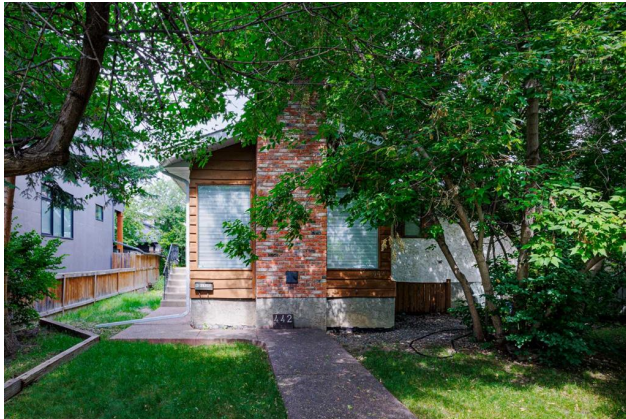
List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 21-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1976**

Finished Floor Area

Abv Sqft: **1,280**

Low Sqft:

Ttl Sqft: **1,280**

Lot Information

Lot Sz Ar: **5,995 sqft**

Lot Shape:

DOM

33

Layout

Beds: **3 (3)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Back Yard,City Lot,Lawn,Rectangular Lot**
Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Brick,Stucco,Wood Siding

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **None**

Int Feat: **Kitchen Island,Open Floorplan,Separate Entrance**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`10" x 13`6"
Family Room	Main	16`10" x 13`7"
Bedroom	Main	9`8" x 8`8"
4pc Bathroom	Main	

Room	Level	Dimensions
Kitchen	Main	10`5" x 9`6"
Bedroom - Primary	Main	12`11" x 11`6"
Bedroom	Main	9`8" x 7`10"
3pc Ensuite bath	Main	

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

2617AG

R-C2

Remarks

Pub Rmks:

Presenting an exceptional investment opportunity in the highly sought-after neighborhood of Mount Pleasant, this property boasts a generous 50x120ft lot, offering ample space and potential for further development. With a parking pad at the back capable of accommodating two cars, convenience and functionality are at the forefront of this property's design. Inside, the heart of the home is the well-appointed kitchen, designed for both style and functionality. The kitchen features a central island, perfect for meal prep or casual dining, and is equipped with stainless steel appliances that cater to all your culinary needs. Adjacent to the kitchen, the cozy eating nook is open to the family room, creating a seamless flow for both daily living and entertaining. The family room is anchored by a charming wood-burning fireplace with a classic brick surround, providing a warm and inviting atmosphere for gatherings or quiet evenings at home. The back deck offers the perfect setting for outdoor relaxation, entertaining, or simply enjoying the tranquil surroundings. The living room also features a wood-burning fireplace with a brick surround and a mantle, adding character and warmth to the space. The main floor is home to three comfortable bedrooms, including the spacious primary suite. The primary bedroom offers the convenience of a walk-in closet and a private 3-piece ensuite, creating a serene retreat within the home. Additionally, the main floor includes a practical laundry area and 4pc bathroom. One of the standout features of this property is the fully developed basement accessible from its own separate entrance that hosts two illegal suites/separate living quarters. Great opportunity to invest in a vibrant and growing community! Located in Mount Pleasant, you'll be close to a variety of amenities, including parks, schools, shopping, and dining options. The area is known for its strong sense of community and charming character, making it a great place to live or invest. Whether you're looking to make a smart investment or enjoy the benefits of living in a prime location, this property offers it all. Don't miss out on this incredible opportunity to capitalize on the many possibilities it presents.

Inclusions:

All appliances as-is

Property Listed By:

RE/MAX First

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