



THE
A-TEAM

**RE/MAX
FIRST**

468 27 Avenue, Calgary T2M 2H6

MLS®#: **A2166200**

Area: **Mount Pleasant**

Listing Date: **09/26/24**

List Price: **\$835,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,992

Year Built:

2000

Low Sqft:

Ttl Sqft:

1,992

Lot Information

Lot Sz Ar:

3,143 sqft

Lot Shape:

DOM

22

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Lane,City Lot,Low Maintenance Landscape,Landscaped,Level,Rectangular Lot
Double Garage Detached**

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

BBQ gas line,Private Yard,Storage

Construction:

Stone,Stucco

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Garage Control(s),Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Breakfast Bar,Ceiling Fan(s),Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Storage,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Living Room

Main

21`8" x 13`5"

Dining Room

Main

14`0" x 12`11"

Kitchen With Eating Area

Main

19`10" x 15`1"

2pc Bathroom

Main

5`10" x 5`6"

Bedroom - Primary

Second

15`7" x 15`0"

Bedroom

Second

12`8" x 9`9"

Bedroom

Second

12`8" x 9`9"

5pc Ensuite bath

Second

11`9" x 10`5"

5pc Bathroom

Second

9`9" x 7`11"

Laundry

Second

6`4" x 5`11"

Family Room

Lower

19`0" x 13`9"

Exercise Room

Lower

14`4" x 12`4"

Bedroom
Walk-In Closet

Lower
Lower

12`0" x 9`11"
11`5" x 8`9"

3pc Bathroom

Lower

8`2" x 5`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0112067

Zoning:

R-C2

Remarks

Pub Rmks:

This Exceptional Home is located in the desirable community of Mount Pleasant and offers many recent upgrades. Step into this beautifully designed open-concept floor plan, where elegance meets functionality. The main floor impresses with its seamless flow, featuring gorgeous hardwood floors, striking architectural pillars, an eye catching three-sided fireplace separating the dining and living areas, and a dream kitchen with granite countertops, a center island, abundant cabinetry, a gas stove, a brand new dishwasher, and a walk-in pantry. The newly landscaped backyard is an entertainer's paradise, offering a new concrete patio, and natural gas hookups for both a BBQ and outdoor heater, perfect for year-round enjoyment. A convenient powder room near the entry completes this inviting level. Upstairs, the primary suite is a private retreat, boasting vaulted ceilings, walk-in closet, and a spa-like five-piece ensuite with a jetted tub, separate shower, and dual vanities. Two additional spacious bedrooms share a luxurious five-piece bathroom, while the upper floor also includes a laundry room with a brand-new washer and dryer for added convenience. The newly developed (2023) lower level expands the home's living space with a versatile bedroom, ideal as a guest room. The oversized walk-in closet could even be used as a flex space for a home office. You'll also find a cozy family room, a dedicated gym area, and a modern three-piece bathroom with an oversized walk-in shower. The home's major systems are in top condition, including a brand new roof done in 2023. In addition, the York furnace, York air conditioning, and hot water tank were all replaced in 2018, ensuring peace of mind for years to come. The fully finished detached double garage is another standout feature, offering ample storage space and is updated with a brand new garage door opener and springs. Located in one of the City's most sought after areas, this home is just minutes from downtown, top rated schools, the vibrant Mount Pleasant Arts Centre, Confederation Park, and the community's beloved outdoor pool. With public transit steps from your door and easy access to the airport, this location provides the best of both worlds—convenience and tranquility. This home is a rare find, offering an exceptional lifestyle in a premier location. Don't miss your chance to make it yours!

Inclusions:

Property Listed By:

Exterior Storage Shed

Real Estate Professionals Inc.

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