



THE
A-TEAM

**RE/MAX
FIRST**

446 27 Avenue, Calgary T2M2H6

MLS® #: **A2195140**

Area: **Mount Pleasant**

Listing Date: **02/27/25**

List Price: **\$889,900**

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:

1,892

Year Built:

2008

Low Sqft:

Ttl Sqft:

1,892

Lot Information

Lot Sz Ar:

3,003 sqft

Lot Shape:

DOM

1

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Attached-Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Back Lane,Landscaped

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Membrane**

Heating: **In Floor,Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer

Int Feat:

Bookcases,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	16`6" x 17`8"
Living Room	Main	14`2" x 12`9"
Bedroom - Primary	Second	11`5" x 15`6"
Bedroom	Second	9`7" x 12`5"
Game Room	Basement	19`1" x 22`5"
4pc Bathroom	Second	7`8" x 4`10"
3pc Bathroom	Basement	7`11" x 4`11"

Room	Level	Dimensions
Kitchen	Main	12`11" x 13`10"
Mud Room	Main	6`6" x 10`5"
Bedroom	Second	10`2" x 14`10"
Bedroom	Basement	12`7" x 12`2"
2pc Bathroom	Main	5`8" x 4`4"
5pc Ensuite bath	Second	8`1" x 13`3"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

2617AG

Remarks

Pub Rmks: **This STUNNING and UNIQUE contemporary style home sits on a QUIET TREE-LINED street just minutes from downtown in the heart of sought-after MOUNT PLEASANT! Walk through the front foyer into the bright living area, with soaring 11' and 10' ceilings, huge metal-clad low-E windows that flood the room with natural sunlight, beautiful ceiling beam detail, and floor to ceiling tiled fireplace with rich built-in shelving surround. Step up into the generous central dining area set across from the stunning curved staircase with iron railing. The modern kitchen, with stainless steel appliances, gas stove and quartz countertops, overlooks the backyard and is completed by a central island and large pantry. The convenient back mud room adds tremendous function with extra storage and built-in shelving and lockers. The upper floor has three bedrooms including the master suite with walk-in closet and spa-like ensuite with tiled glass shower, large soaker tub and double sinks. A second full bathroom and convenient laundry room complete the floor. The lower level has been tastefully finished with a T.V. and games area, a full bathroom and a fourth bedroom. Additional features include built-in speakers with Sonos sound system, rough-in vacuflor, and in-floor slab heating in the basement. The exterior has acrylic smooth finish stucco, exposed aggregate sidewalks, cedar soffits and new roof (2022). Experience quality and detail in this beautiful, upgraded home.**

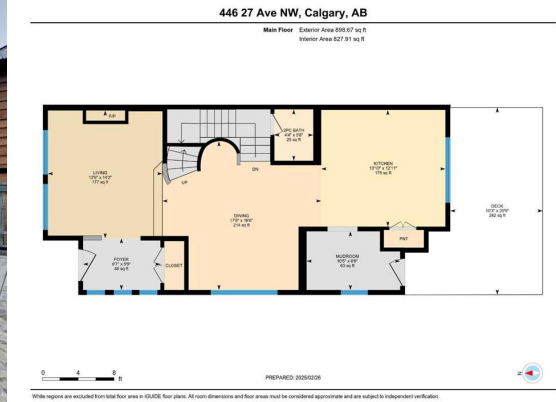
Inclusions: **Sonos System**
Property Listed By: **Real Estate Professionals Inc.**

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



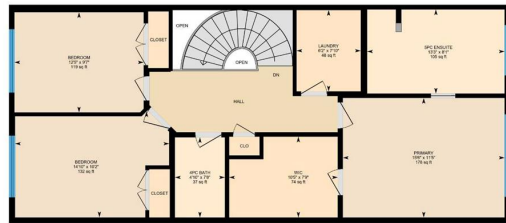






446 27 Ave NW, Calgary, AB

2nd Floor Exterior Area 333.83 sq ft
 Interior Area 323.11 sq ft
 Excluded Area 14.72 sq ft



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Basement (Below Grade) Exterior Area 307.07 sq ft
 Interior Area 289.52 sq ft

