

# \$829,900 - 464 27 Avenue Nw, Calgary

MLS® #A2240027

**\$829,900**

4 Bedroom, 3.00 Bathroom, 1,921 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

**\*\* OPEN HOUSE SATURDAY, JULY 19, 2-4 PM \*\*** Beautiful, meticulously-maintained home in upscale Mount Pleasant! Bored with all the new infills? Say farewell to cookie-cutter contemporary new builds and instead go for style and class with this solid, well-built traditional home. Come on in and experience the quality and charm of this welcoming home. Elegant formal living and dining rooms greet your guests. Warm and wonderful great room features a fabulous kitchen with two-tone solid maple kitchen cabinets, corner pantry, granite countertops, subway tile backsplash and stainless steel appliances (including gas stove). Comfortable family room overlooking lush back gardens, spacious breakfast nook and 3-sided gas fireplace make this the heart of the home, with handy 2-piece powder room tucked around at the back entrance. Gorgeous luxury vinyl plank flooring and custom motorized blinds grace the main floor. Upstairs you'll find a relaxing primary retreat with double-door entry, walk-in closet and spa-like ensuite. Two more fabulous bedrooms, a main bath with double sinks, and a handy laundry room round out the upper level. Fantastic, fully-developed basement with recreation / media room, office / hobby room with built-ins, 4th bedroom, rough-in for another full bath, and large Costco storage room! Significant, top-quality upgrades include brand new low-e argon-filled windows (2024), exterior doors with phantom screens (2025), furnace (2021), humidifier



(2024), central A/C (2017), two hot water tanks (2022/2024), roof (2020), gutters/downspouts (2019). Yes, every unsexy but crucial home upgrade has been done to the highest standard! INCREDIBLE VALUE!! Every inch of this home has been stylishly decorated and lovingly maintained. Stunning, private back yard with buried power lines (no overhead wires!) and beautiful gardens that wrap you in your own personal urban sanctuary. Other valuable features: • gas service line upgrade, trenched fibre/high-speed internet to the house, underground sprinklers, soundproofing between floors. WOW!! Top this all off with a double garage and it's easy to see how this will house instantly feel like home!

Built in 2002

**Essential Information**

MLS® #	A2240027
Price	\$829,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,921
Acres	0.07
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	464 27 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2M 2H6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear
# of Garages	2

### Interior

Interior Features	Granite Counters, Jetted Tub, No Smoking Home, Skylight(s), Storage, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Three-Sided, Tile, Great Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Garden, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	July 17th, 2025
Zoning	R-CG

### Listing Details

Listing Office	Real Estate Professionals Inc.
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