

# \$2,099,000 - 653 27 Avenue Nw, Calgary

MLS® #A2198350

**\$2,099,000**

5 Bedroom, 5.00 Bathroom, 2,658 sqft

Residential on 0.12 Acres

Mount Pleasant, Calgary, Alberta

This exceptional home offers striking curb appeal, beautifully landscaped surroundings, and a thoughtfully designed interior with high-end finishes and smart features. Step inside the tiled foyer and into the formal living room with a cozy gas fireplace. The elegant dining room opens to a cozy outdoor seating area where you can enjoy a morning coffee. The dining room connects to a walk-through butler's pantry equipped with a second fridge, dishwasher, and sink. The grand kitchen is a chef's dream, showcasing Thermador appliances, including a 5-burner gas cooktop, dual wall ovens with convection and steam options, refrigerator, dishwasher, and two additional sinks—each with its own garbage disposal. A spacious sit-at island, custom cabinetry with ample storage, and rollout drawers add to the functionality. The adjacent eating area offers double French door access to the sun-soaked, south-facing patio and a fully equipped outdoor kitchen featuring a built-in BBQ, two-burner cooktop, stainless steel cabinetry, and a pathway to the oversized, heated three-car garage. The open-concept family room, warmed by a second gas fireplace, is filled with natural light from a multitude of windows, creating an inviting and airy atmosphere. Integrated throughout the main floor and back patio is a built-in speaker system, perfect for entertaining indoors and out. The entire home is wired with a premium Control4 system that manages the theatre setup, ceiling speakers, and exterior



lighting. A stunning custom staircase illuminated by a central skylight leads to the upper level, where youâ€™™ll find three generous bedrooms and a well-appointed laundry room. The primary bedroom is a true retreat with vaulted ceilings, dual walk-in closets, and a spa-like five-piece ensuite with a steam shower and soaker tub. Both secondary bedrooms feature walk-in closets, full ensuite baths, and charming built-in window benches. All ensuite bathrooms are equipped with in-floor heating for year-round comfort. The fully developed lower level includes two additional bedrooms, a full bathroom, a private den with built-in credenza and bookshelves, and a dedicated theatre space with a custom entertainment unit and a third gas fireplace. A stylish wet bar with a walk-in wine room completes this level, making it ideal for entertaining. Comfort is further enhanced by in-floor heating beneath the basement slab. Notable extras include dual air conditioning units, outdoor hot water taps, a spacious mudroom with utility sink and additional built-in storage, and smartly timed automated backyard and alley lighting that activates when garage bay doors or the mudroom door open or by a motion sensor. Located just a short stroll from Confederation Park, local schools, and a vibrant community sportsplex with an indoor arena, outdoor pool, and the North Mount Pleasant Arts Centre with its expanded community garden, this home offers the perfect blend of luxury, comfort, and convenience.

Built in 2012

**Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2198350    |
| Price    | \$2,099,000 |
| Bedrooms | 5           |

|                |             |
|----------------|-------------|
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,658       |
| Acres          | 0.12        |
| Year Built     | 2012        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 653 27 Avenue Nw |
| Subdivision | Mount Pleasant   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2M 2J2          |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 3  |
| Parking        | Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Oversized, Triple Garage Detached |
| # of Garages   | 3  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bar, Double Vanity, High Ceilings, Pantry, Storage, Walk-In Closet(s), Wet Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Central Vacuum, Kitchen Island, Open Floorplan, Quartz Counters, Skylight(s), Vaulted Ceiling(s), Wired for Sound |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer, Bar Fridge, Oven-Built-In, Freezer, Garburator, Garage Control(s), Gas Cooktop, Microwave, Window Coverings, Wine Refrigerator   |
| Heating           | Forced Air, Natural Gas, Fireplace(s), In Floor  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 3  |
| Fireplaces        | Family Room, Gas, Great Room, Living Room, Mantle, Masonry, Raised Hearth  |
| Has Basement      | Yes  |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Barbecue, Private Yard |
|-------------------|------------------------|

|                 |   |
|-----------------|---|
| Lot Description | Landscaped, Private, Back Lane, Back Yard, Front Yard, Interior Lot, Level, Rectangular Lot, Street Lighting, Treed |
|-----------------|---|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |  |
|--------------|--|
| Construction | Silent Floor Joists, Stone, Stucco, Wood Frame |
|--------------|--|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 13th, 2025 |
|-------------|------------------|

|                |     |
|----------------|-----|
| Days on Market | 137 |
|----------------|-----|

|        |      |
|--------|------|
| Zoning | R-CG |
|--------|------|

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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