

# \$1,199,900 - 623 27 Avenue Nw, Calgary

MLS® #A2229363

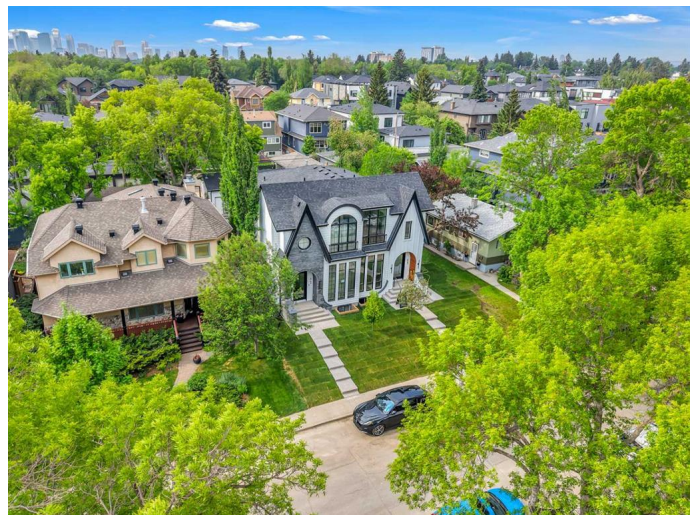
**\$1,199,900**

5 Bedroom, 4.00 Bathroom, 1,986 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

\*\*\*OPEN HOUSE SATURDAY JUNE 28th  
2:00 - 4:00pm\*\*\* Nestled in the heart of Mount Pleasant and just steps from Confederation Park, this stunning new infill offers nearly 2,000 sqft of refined living above grade plus a fully finished 2 bedroom LEGAL bedroom suite with its own private entrance, full kitchen, laundry, and bathroom. Designed with an elevated aesthetic, the main level features soaring 10'™ ceilings, wide-plank hardwood floors, and a spacious den that functions beautifully as a home office or butler's™ pantry. The show-stopping kitchen is equipped with a 42"• built-in paneled fridge, a 36"• gas range, waterfall granite countertops, and warm wood cabinetry accented with brushed gold hardware. The open-concept layout doesn't disappoint, surrounded by large windows allowing for an ample amount of natural light throughout the space. There is ample room for barstools at the kitchen island and room for a tech center which effortlessly flows into the bright, south-facing living room with built-in shelving and a modern gas-feature fireplace, overlooking the South backing fully fenced and landscaped private backyard surrounded by mature trees. Upstairs, you'll find 3 spacious bedrooms including a luxurious primary suite with vaulted ceilings, a walk-in closet, and a 5-piece spa-inspired ensuite with heated floors, dual vanities, a freestanding tub, and an impressive oversized glass shower. Not to be missed is the generous sized central bonus room, rare to



find in an inner-city infill. There's also a conveniently located upper-level laundry room to round out this thoughtfully designed floor. The lower-level legal suite offers excellent flexibility with a separate entrance off the side of the homeâ€”ideal for multigenerational living or rental incomeâ€”featuring 9â€™™ ceilings, a full kitchen with stainless steel appliances, two bedrooms, full bath, separate laundry, and quality finishes throughout. Additional upgrades include 8â€™™ solid core doors, upgraded lighting, and a double detached garage. Located on a quiet, tree-lined street just minutes to downtown, schools, Mount Pleasant Outdoor Pool, and community amenities, this home is a rare blend of luxury, function, and location.

Built in 2025

**Essential Information**

MLS® #	A2229363
Price	\$1,199,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,986
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	623 27 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2M 2J2

### Amenities

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Oven-Built-In, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Decorative
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Interior Lot, Landscaped, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 9th, 2025
Days on Market	34
Zoning	R-CG

### Listing Details

Listing Office	Real Broker
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