



780-380-6207
meghan@meghanrobinson.net

464 27 Avenue NW
Calgary, Alberta

MLS # A2240027



\$829,900

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,921 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Underground Sprinklers		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Jetted Tub, No Smoking Home, Skylight(s), Storage, Wired for Sound		

Inclusions: Security System (no monitoring contract), TV Mounting Bracket (basement), Built-In Sound System (2 speakers, receiver, CD player in basement), Second Refrigerator (basement), Floating Shelves (family room. office)

**** OPEN HOUSE SATURDAY, JULY 19, 2-4 PM -- CANCELLED. **** 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!