

# \$1,448,800 - 701 27 Avenue Nw, Calgary

MLS® #A2243194

**\$1,448,800**

4 Bedroom, 4.00 Bathroom, 2,293 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

When art is your life, it influences everything you do. Understated beauty pervades every facet of this home. Wherever you look, youâ€™ll find a testament to some of Albertaâ€™s hippest and most eminent designers. Architecture by JTA Design; Studio Felix interiors, Denca custom cabinetry, Crete Collective concrete designs; Forge 53Â°â€™; the owners hand-picked the artists to conspire with. That collaborative labour of love has given birth to the elegant perfection that is 701 27th avenue. THE LOCATION: Fantastic spot on a CUL-DE-SAC street with CONFED PARK at the end of the block (so you or your kids donâ€™t have to cross any streets). CORNER LOT means the amount of light available in the home is dramatically better than a typical inner-city infill. SOUTH FACING BACKYARD gives you the best Sun, year round. THE HOUSE: Well OVER 3100SQFT of AIR CONDITIONED living space. 3 bdr up, 1 down, (with potential for 2nd bdr in basement), 4bths, 10â€™ ceilings on the mainfloor and 9â€™ elsewhere. Every floor gives you an incredible amount of light from the soaring windows on all sides. STAIRWELLS are a work of beauty with white metal railings by Forge 53Â°. THE 3RD FLOOR: Fantastic BONUS ROOM with stellar VIEWS and ROOF-TOP PATIO. THE 2ND FLOOR: Breath-taking master bedroom with FABULOUS ENSUITE and walk-in closet. 2 more bedrooms, a beautiful 5-piece bathroom and lovely laundry room complete the 2nd floor. THE MAIN FLOOR wows and



welcomes, with the warmth of natural wood in the entrance, followed by a charming piano room/office (custom metal doors). Gorgeous CUSTOM KITCHEN with STONE COUNTERS (note the rounded edges on the island), more windows and Fisher & Paykel appliances (gas range, integrated fridge). Adjoining the kitchen is a spacious and inviting living room with incredible natural light and access to the backyard. THE BASEMENT features polished concrete floors, 9-foot ceilings, huge bedroom, 4-piece bathroom, exercise space and more over-sized windows. EXTERIOR: Backyard is low-maintenance, with the potential to have some plants and a garden around the 2-car garage that is accessed from a paved back alley. Please ask for a more complete list of features of the home. But words and pictures can not do it justice – come and see it in person before it slips away like an elusive dream.

Built in 2024

### Essential Information

MLS® #	A2243194
Price	\$1,448,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,293
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

### Community Information

Address 701 27 Avenue Nw

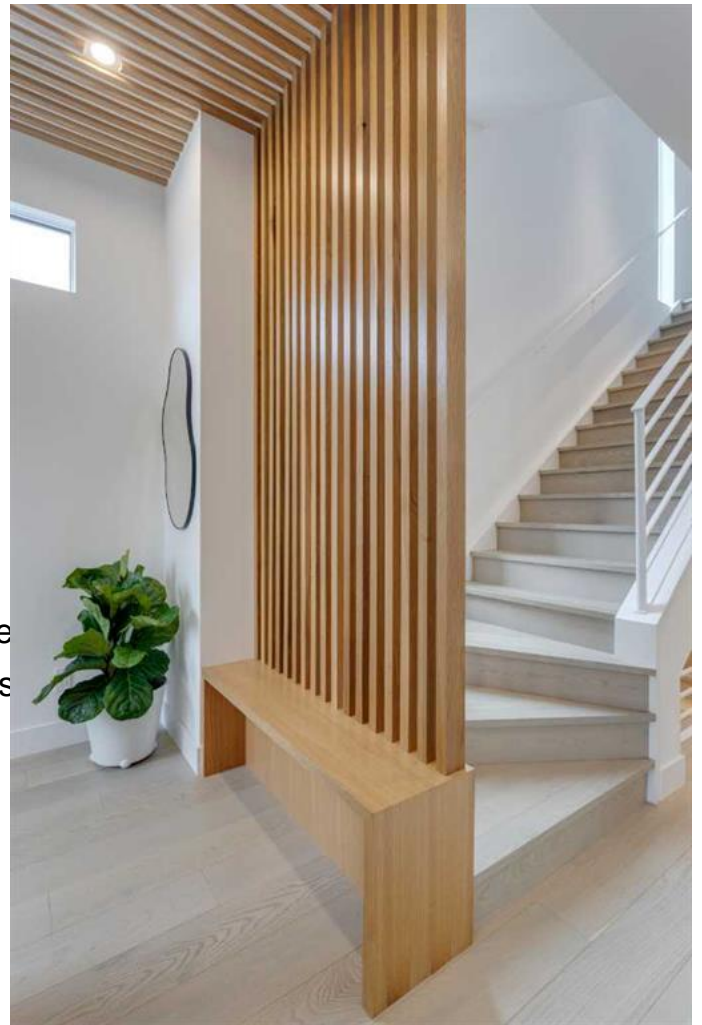
Subdivision Mount Pleasant  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2M 2J4

### Amenities

Parking Spaces 2  
Parking Double Garage Detached  
# of Garages 2

### Interior

Interior Features Kitchen Island, Stone Countertops  
Appliances Built-In Refrigerator, Dishwasher  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full



### Exterior

Exterior Features None, Private Yard  
Lot Description Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Garden, Gentle Sloping, Private, Rectangular Lot  
Roof Asphalt Shingle  
Construction Aluminum Siding, Concrete, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed July 25th, 2025  
Days on Market 9  
Zoning R-CG

### Listing Details

Listing Office Real Estate Professionals Inc.

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