

# \$650,000 - 450 27 Avenue Nw, Calgary

MLS® #A2232240

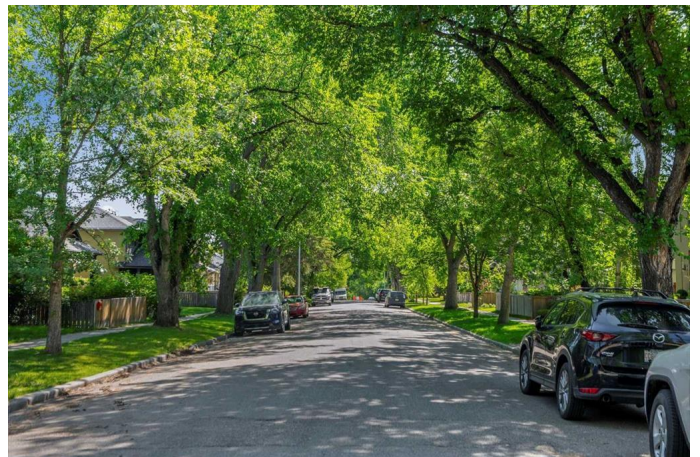
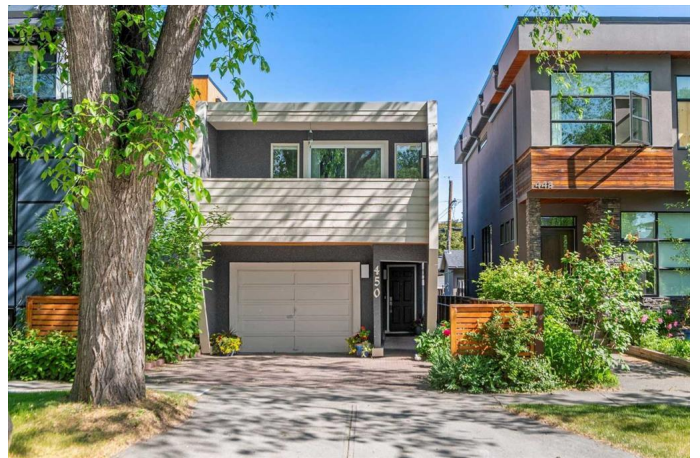
## \$650,000

3 Bedroom, 2.00 Bathroom, 978 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Nestled in the heart of Mount Pleasant on a quiet, tree-lined street, this R-CG zoned property presents an exceptional opportunity for homeowners, investors, or developers. Set on a south-facing 25' x 120' lot and surrounded by million-dollar homes, this property offers tremendous potential—whether you're seeking a move-in-ready residence, a revenue-generating investment, or a prime redevelopment site. With less than a 10-minute commute to downtown Calgary and within walking distance to Confederation Park, SAIT, schools, restaurants, and public transit, this location offers the perfect balance of inner-city convenience and community charm. The home features over 1,375 square feet of fully finished living space and has been thoughtfully updated throughout. Recent upgrades include fresh paint, newer windows and patio door, a new roof, quartz countertops, updated kitchen sink, new carpet, luxury vinyl plank flooring, and Trex decking on both upper and lower balconies. The upper level is comprised of the kitchen with stainless steel appliances, a dining area, and a bright, spacious living room with a cozy corner gas fireplace and access to a sunny south-facing balcony. Just a few steps down you'll find the primary bedroom with a private 2-piece ensuite and access to a second balcony, along with a generously sized second bedroom and a full bathroom. The lower level features a third bedroom, a versatile flex room ideal for a



home office, hobby space, or potential fourth bedroom, as well as the laundry area, mechanical room, and additional storage. The outdoor space is equally impressive. The beautifully landscaped backyard offers both privacy and room to grow, with the home set forward on the lot to maximize yard space. Rear alley access provides the option to add a detached double garage, making this property especially appealing to builders or those looking to enhance outdoor living in the inner city. Mount Pleasant continues to stand out for its vibrant community atmosphere, excellent amenities, and ongoing redevelopment. Investors will appreciate the R-CG zoning and lot dimensions, while homeowners will enjoy the lifestyle this location affords. Whether you're planning to live, rent, or build, this is a rare chance to own a valuable piece of real estate in one of Calgary's most sought-after neighborhoods.

Built in 1978

**Essential Information**

MLS® #	A2232240
Price	\$650,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	978
Acres	0.07
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	3 Level Split
Status	Active

**Community Information**

Address	450 27 Avenue Nw
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Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2H6

### Amenities

Parking Spaces	2
Parking	Driveway, Front Drive, Garage Faces Front, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Quartz Counters, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Lighting
Roof	Tar/Gravel
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 21st, 2025
Days on Market	13
Zoning	R-CG

### Listing Details

Listing Office	Sotheby's International Realty Canada
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