

# \$1,299,800 - 618 27 Avenue Nw, Calgary

MLS® #A2219256

**\$1,299,800**

4 Bedroom, 4.00 Bathroom, 1,918 sqft

Residential on 0.01 Acres

Mount Pleasant, Calgary, Alberta

Exclusive Pre-Sale Opportunity on One of Mount Pleasant's Most Coveted Streets! Experience refined living in this two-storey detached home featuring 4 bedrooms and 3.5 bathrooms, with an anticipated move-in date of July 2025. Meticulously crafted by Saville Homes, this brand-new residence boasts a distinctive, functional layout with thoughtful design throughout. Step inside to find a spacious foyer and 10-foot ceilings on the main floor, enhancing the sense of openness. The elegant dining area flows into a designer kitchen equipped with custom, site-finished cabinetry, a generous island, premium built-in appliances, quartz countertops, and under-cabinet lighting. A beautifully finished great room with a gas fireplace and a built-in mudroom complete the main level. Upstairs, soaring 9-foot ceilings continue into the luxurious primary suite, complete with vaulted ceilings, a spa-like 5-piece ensuite featuring in-floor electric heating, a stand-up shower with luxurious tile, and a spacious walk-in closet separated from the bathroom. Two additional large bedrooms each with its own walk-in closet, a stylish 3-piece bath, and a full laundry room with built-ins complete the upper floor. The fully developed basement features 9-foot ceilings, a large rec room with a wet bar, a fourth bedroom, a 3-piece bath, and ample storage space in the utility room. Additional highlights include A/C and solar panel rough-in, a 200Amp Leviton electrical panel, HRV system, hot water on demand, and a



618 27 Ave NW, Calgary, AB

Main Floor Exterior Area 888.27 sq ft  
Interior Area 812.48 sq ft



0 4 8 ft

PREPARED: 20250507

White regions are excluded from total floor area in HOUSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

garage subpanel. Double detached garage has foundation walls. Rear deck with Vinyl decking. Perfectly located near schools, a short walk to Confederation Park, and minutes from the vibrant shops and eateries along 4th Street, this home combines quiet luxury with everyday convenience.

Built in 2024

**Essential Information**

MLS® #	A2219256
Price	\$1,299,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,918
Acres	0.01
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	618 27 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2J1

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Wine Refrigerator
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	May 8th, 2025
Days on Market	53
Zoning	R-CG

## Listing Details

Listing Office	Sotheby's International Realty Canada
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