

# \$1,349,800 - 701 27 Avenue Nw, Calgary

MLS® #A2243194

**\$1,349,800**

4 Bedroom, 4.00 Bathroom, 2,293 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

OPEN HOUSE SUN SEP 14, 1:30 to 3PM.

Magazine-worthy living! Featured in this month's Avenue Magazine (some photos used from the spread with permission), the home is a collaboration of notable Alberta designers, including architecture by JTA Design, interiors by Studio Felix, and custom work by Denca Cabinetry, Crete Collective, and Forge 53°. Every facet of the home was painstakingly crafted to maximize light and create subtle interest - warm, understated beauty inhabits every inch. Clean lines and subtle tones create a calming, minimalist feel, hinting at both Scandinavian and Japanese design.

## THE LOCATION -

Situated on a cul-de-sac with direct access to Confederation Park, means there are no streets to cross for your family when seeking time in the park. The corner lot allows for more natural light and privacy than the usual infill. South-facing backyard provides year-round sun, for long evenings with friends and family.

## THE HOUSE -

This 4bdr (3 up, 1 dn) air-conditioned home offers over 3,100 sq. ft. of living space. The basement offers the potential for a 5th bedroom, and the home boasts 4 bathrooms. Main floor features 10-foot ceilings, while the basement and other levels have 9-foot. Note the over-sized windows on all sides of the home, which flood every floor with natural light. White steel stairwell railings and custom piano room doors by Forge 53°.



### THIRD FLOOR -

A large bonus room offers a great place to escape for adults and kids alike, either for the views of downtown from the rooftop patio, or to enjoy as a fantastic games room.

### SECOND FLOOR -

The primary bedroom showcases a spacious and luxurious Studio Felix ensuite and a walk-in closet. The second floor also has two additional bedrooms, a 5-piece bathroom, and a laundry room.

### MAIN FLOOR -

Studio Felix really shines here. The main floor entrance features natural wood accents, leading to a piano room or office with elegant designer steel doors. The custom Denca Cabinetry kitchen was designed with rounded stone counters and Fisher & Paykel appliances, including an integrated fridge with wooden accents and gas range. Adjoining the kitchen is a spacious, well-lit living room with backyard access.

### BASEMENT -

The basement features polished concrete floors, 9-foot ceilings, a large bedroom, a 4-piece bathroom, and an exercise area. Once again, the oversized windows bring extra light to the space.

### EXTERIOR -

Bold black and white aesthetics make the home a landmark. The low-maintenance backyard includes a 2-car garage accessed from a paved alley. The yard has space for a garden around the garage.

Full feature list is available upon request. Must be seen to be appreciated - Schedule your viewing to experience the property in person!

Built in 2024

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | A2243194    |
| Price  | \$1,349,800 |

|                |             |
|----------------|-------------|
| 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 Counters                             |
| Appliances        | Built-In Refrigerator, Dishwasher, Dryer, Gas Oven, Washer |
| 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 | 68              |
| Zoning         | R-CG            |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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