

\$1,170,000 - 623 27 Avenue Nw, Calgary

MLS® #A2229363

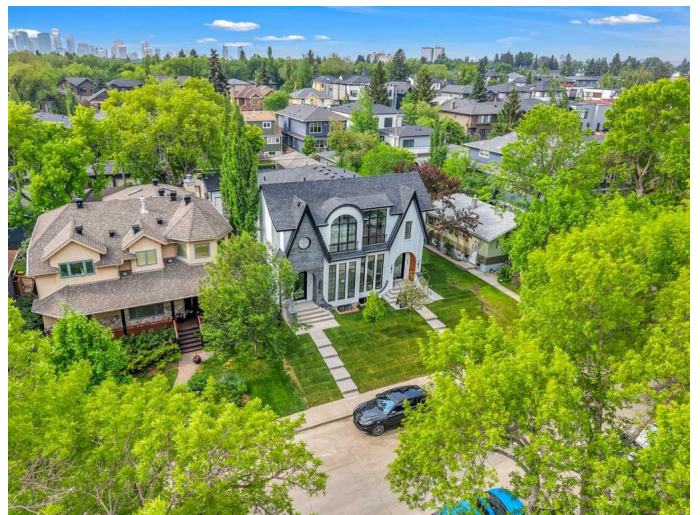
\$1,170,000

5 Bedroom, 4.00 Bathroom, 1,986 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Nestled in the heart of Mount Pleasant and just steps from Confederation Park, this stunning new infill offers nearly 2,000 sqft of refined living above grade plus a fully finished 2 bedroom LEGAL bedroom suite with its own private entrance, full kitchen, laundry, and bathroom. Designed with an elevated aesthetic, the main level features soaring 10'™ ceilings, wide-plank hardwood floors, and a spacious den that functions beautifully as a home office or butler's™ pantry. The show-stopping kitchen is equipped with a 42"• built-in paneled fridge, a 36"• gas range, waterfall granite countertops, and warm wood cabinetry accented with brushed gold hardware. The open-concept layout doesn't disappoint, surrounded by large windows allowing for an ample amount of natural light throughout the space. There is ample room for barstools at the kitchen island and room for a tech center which effortlessly flows into the bright, south-facing living room with built-in shelving and a modern gas-feature fireplace, overlooking the South backing fully fenced and landscaped private backyard surrounded by mature trees. Upstairs, you'll find 3 spacious bedrooms including a luxurious primary suite with vaulted ceilings, a walk-in closet, and a 5-piece spa-inspired ensuite with heated floors, dual vanities, a freestanding tub, and an impressive oversized glass shower. Not to be missed is the generous sized central bonus room, rare to find in an inner-city infill. There's also a conveniently located



upper-level laundry room to round out this thoughtfully designed floor. The lower-level legal suite offers excellent flexibility with a separate entrance off the side of the home—ideal for multigenerational living or rental income—featuring 9’™ ceilings, a full kitchen with stainless steel appliances, two bedrooms, full bath, separate laundry, and quality finishes throughout. Additional upgrades include 8’™ solid core doors, upgraded lighting, and a double detached garage. Located on a quiet, tree-lined street just minutes to downtown, schools, Mount Pleasant Outdoor Pool, and community amenities, this home is a rare blend of luxury, function, and location.

Built in 2025

Essential Information

MLS® #	A2229363
Price	\$1,170,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,986
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	623 27 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2M 2J2

Amenities

Parking Spaces 3
Parking Double Garage Detached
of Garages 2

Interior

Interior Features Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s), No Smoking Home
Appliances Built-In Gas Range, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Built-In Refrigerator, Oven-Built-In, Built-In Oven
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Decorative
Has Basement Yes
Basement Exterior Entry, Finished, Full, Suite

Exterior

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

Additional Information

Date Listed June 9th, 2025
Days on Market 56
Zoning R-CG

Listing Details

Listing Office Real Broker

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