

# \$1,274,800 - 618 27 Avenue Nw, Calgary

MLS® #A2263069

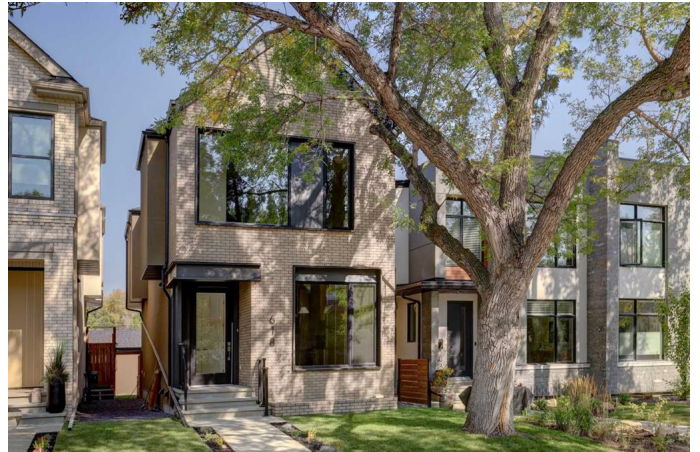
**\$1,274,800**

4 Bedroom, 4.00 Bathroom, 1,937 sqft

Residential on 0.01 Acres

Mount Pleasant, Calgary, Alberta

Located on One of Mount Pleasant's Most Coveted Streets! Experience refined living in this 2-storey detached home featuring 4 bedrooms and 3.5 bathrooms. 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 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® #         | A2263069    |
| Price          | \$1,274,800 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,937       |
| 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, |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                  |
|-----------------|----------------------------------------------------------------------------------|
|                 | Vaulted Ceiling(s), Vinyl Windows, Tankless Hot Water                            |
| 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 | October 8th, 2025 |
| Zoning      | R-CG              |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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