

**723 27 Avenue NW
Calgary, Alberta****MLS # A2218047****\$949,900**

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,076 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Window Coverings, Wallmount Television

Location! Location! Location! Nestled in a serene cul-de-sac of the desirable Mount Pleasant Community, this home is just four doors away from picturesque Confederation Park, and conveniently a 12 minute drive or 45 minute walk to downtown. Custom-designed and built in 1997, this one-owner residence underwent complete main floor renovations in 2017, with the two full bathrooms on the upper floor also receiving very recent updates. Situated on an exceptional 32-foot wide by 120.6-foot deep lot, this two-story, semi-detached home boasts a welcoming wide entry stair and front veranda. As you step inside, you'll be greeted by an open design featuring a curved staircase and beautiful solid hardwood floors with an inlaid medallion. The formal living room, with its impressive 10-foot ceiling and large bay windows, showcases architectural details that set this home apart. The spacious dining room can comfortably accommodate large furniture. Oak and glass French doors from the dining room lead to a private and cozy sitting room. A three-sided gas fireplace provides subtle separation while adding warmth and ambiance to the dining room, family room, and kitchen areas. The kitchen, with its large windows, creates a bright and inviting space for family and friends to gather around the generous island. Raised panel solid maple cabinets and granite countertops, along with higher-end appliances, complete this well-laid-out and functional space. Additionally, a convenient door offers easy access from the kitchen directly to the rear deck and backyard. Practical elements on the main floor include a side entrance, with a closet and a two-piece powder room. The second floor is an oasis of comfort and convenience, featuring the primary bedroom and a bright four-piece ensuite bathroom with a spacious corner soaker tub, and walk-in closet. Two additional bedrooms

provide ample space for family or guests, complemented by a three-piece bathroom and a well-appointed laundry area with cabinets and a granite countertop. A large skylight bathes the upper hall and stairwell in natural light, creating a bright and inviting atmosphere. The finished basement is a versatile space, illuminated by large windows that fill the adjacent areas with light. It is fully carpeted, except for the tiled bathroom and painted concrete floors in the studio/workshop and utility rooms. The three main rooms in the basement offer potential for various uses, such as a home office, bedroom, and media room. Step outside from the kitchen to the south-facing private backyard, where you'll find an 11' x 14' deck perfect for outdoor gatherings, a patio with raised flower beds, numerous raised garden beds, and a newer utility shed. The two-car garage faces the paved laneway, providing convenient access to the property. Not only next to Confederation Park, nearby community amenities also include schools, playgrounds, the Mount Pleasant outdoor pool, sportsplex, and community center, as well as the Mount Pleasant Art Center,.