



623 27 Avenue Calgary Alberta

\$1,199,900

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 inclu...

4pc Bathroom 7.75 Ft x 8.00 Ft

Bedroom 9.83 Ft x 8.75 Ft

Bedroom 9.83 Ft x 8.67 Ft

Kitchen 12.08 Ft x 14.50 Ft

Living room 10.83 Ft x 12.17 Ft

Furnace 10.33 Ft x 5.50 Ft

Living room 14.75 Ft x 13.50 Ft

4pc Bathroom 7.92 Ft x 6.25 Ft

5pc Bathroom 19.75 Ft x 9.08 Ft

Bedroom 11.33 Ft x 9.83 Ft

Bedroom 11.33 Ft x 10.67 Ft

Primary Bedroom 12.25 Ft x 12.42 Ft

a

Listing Presented By:



Originally Listed by:
Real Broker

<https://albertare.com/featured-listings/?agentSite=mike.albertare.com>

RE/MAX
RE/MAX REAL ESTATE
(CENTRAL)

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

2pc Bathroom 4.92 Ft x 5.25 Ft
Dining room 11.58 Ft x 12.58 Ft
Kitchen 19.75 Ft x 14.92 Ft

Bonus Room 18.83 Ft x 15.08 Ft
Laundry room 6.08 Ft x 7.42 Ft