



## 654 27 Avenue Calgary Alberta

\$739,000

Welcome to 654 27 Ave NW, a sought after location and opportunity, nestled in the heart of family friendly Mount Pleasant and less than a block to Confederation Park! This 40 X 120 ft R-C2 lot has an amazing yard and a cute bungalow. Well built & well maintained 4 Bedroom bungalow with 2 bathrooms, detached garage, fully fenced & landscaped. Country quiet living on a quiet street with many new builds. Sunny southern exposure provides winter warmth & extended front yard use. Side entrance provides separate walkout to enclosed private patio area for summer dining & BBQ & relaxation. Fruit trees, shrubs & raspberry hedges surround property in the back. Easily convert to suit a larger single family without compromising existing solid structure & foundation or landscape, gardens & privacy features. Additional backyard patio for relief from intense afternoon sun. Surrounded by privacy: trees, shrubs and perennials super close to major transportation routes and transit. Coffee bars, restaurants, SAIT all close by. Bike, walk, jog or bus ride to work downtown with ease year-round. Enjoy this quaint home now while envisioning what masterpiece will eventually be built here. (id:6769)

Family room 15.17 Ft x 10.42 Ft

Bedroom 13.83 Ft x 10.33 Ft

3pc Bathroom .00 Ft x .00 Ft

Kitchen 11.42 Ft x 9.50 Ft

Living room 18.17 Ft x 11.50 Ft

Primary Bedroom 12.75 Ft x 9.92 Ft

Bedroom 10.17 Ft x 9.08 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
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