



475 27 Avenue Calgary Alberta

\$688,800

Back on Market due to financing Welcome to this unique and charming Mount Pleasant home with fantastic curb appeal. This large character home on a 45 x 120 corner lot provides many opportunities to its new owner. This home has been substantially upgraded over the years and some painting and new flooring recently. The main level offers a spacious living room and kitchen, 2 bedrooms and an office, a 4 piece bathroom and large mudroom. The upper level boasts 3 large bedrooms and 2 huge full bathrooms. The lower level has a separate entrance leading to the laundry area and another 4 piece bathroom which then opens up to the kitchenette and 2 adjoined bedrooms with large windows. The lower level is very bright and inviting. The outside of this property is very well kept and has lots of space, a deck, firepit area and single detached garage and parking area. The sunny south exposure makes it ideal for enjoying in the warmer months. This versatile property could be your next family home, a place to have your home-based business or an excellent rental property. The future potential for the lot in this location adds to the long term appeal of this property. The location right off 4th street gives convenient access to downtown, busing and area amenities. (id:6769)

4pc Bathroom 6.58 Ft x 5.33 Ft
Bedroom 11.58 Ft x 10.58 Ft
Bedroom 11.58 Ft x 11.83 Ft
Other 10.67 Ft x 15.08 Ft
Laundry room 8.00 Ft x 7.67 Ft
Bedroom 13.75 Ft x 7.67 Ft
Bedroom 11.67 Ft x 8.42 Ft
Kitchen 11.67 Ft x 9.33 Ft

Living room 15.75 Ft x 11.75 Ft
4pc Bathroom 8.33 Ft x 5.33 Ft
Office 11.00 Ft x 9.42 Ft
Bedroom 15.00 Ft x 7.75 Ft
Bedroom 7.92 Ft x 16.25 Ft
Primary Bedroom 18.83 Ft x 11.83 Ft
4pc Bathroom 12.42 Ft x 9.58 Ft
5pc Bathroom 5.83 Ft x 12.42 Ft

Listing Presented By:



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