# \$1,299,800 - 618 27 Avenue Nw, Calgary

MLS® #A2219256

# \$1,299,800

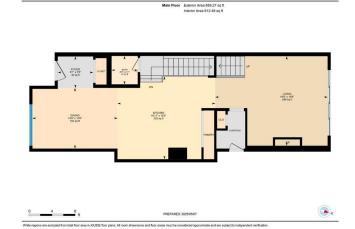
4 Bedroom, 4.00 Bathroom, 1,918 sqft Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Exclusive Pre-Sale Opportunity on One of Mount Pleasant's Most Coveted Streets! Experience refined living in this two-storey detached home featuring 4 bedrooms and 3.5 bathrooms, with an anticipated move-in date of July 2025. 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 10-foot ceilings continue into the luxurious primary suite, complete with vaulted ceilings, a spa-like 5-piece ensuite featuring in-floor heating, a stand-up shower with subway tile, and a spacious walk-in closet separated from the bathroom. Two additional large bedrooms, 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, in-floor heating, a 200Amp Leviton electrical panel, HRV system, hot water on demand, and a garage subpanel.







618 27 Ave NW, Calgary, AE

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 2025

#### **Essential Information**

MLS® # A2219256 Price \$1,299,800

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,918 Acres 0.07 Year Built 2025

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,

Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows

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 May 8th, 2025

Zoning RC-G

# **Listing Details**

Listing Office Sotheby's International Realty Canada

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