

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

MLS® #A2219256

\$1,299,800

4 Bedroom, 4.00 Bathroom, 1,918 sqft

Residential on 0.01 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 9-foot ceilings continue into the luxurious primary suite, complete with vaulted ceilings, a spa-like 5-piece ensuite featuring in-floor electric heating, a stand-up shower with luxurious tile, and a spacious walk-in closet separated from the bathroom. Two additional large bedrooms each with its own walk-in closet, 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, a 200Amp Leviton electrical panel, HRV system, hot water on demand, and a



618 27 Ave NW, Calgary, AB

Main Floor Exterior Area 888.27 sq ft
Interior Area 812.48 sq ft



0 4 8 ft

PREPARED: 20250507

White regions are excluded from total floor area in HOUSE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

garage subpanel. Double detached garage has foundation walls. Rear deck with Vinyl decking. 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 2024

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2219256 |
| Price | \$1,299,800 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,918 |
| Acres | 0.01 |
| Year Built | 2024 |
| 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 |
| Days on Market | 55 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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