

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

MLS® #A2251700

**\$1,299,800**

4 Bedroom, 4.00 Bathroom, 1,937 sqft

Residential on 0.01 Acres

Mount Pleasant, Calgary, Alberta

Located on One of Mount Pleasant's Most Coveted Streets! Experience refined living in this 2-storey detached home featuring 4 bedrooms and 3.5 bathrooms. 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 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® #	A2251700
Price	\$1,299,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,937
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,
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	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	August 26th, 2025
Zoning	R-CG

## Listing Details

Listing Office	Sotheby's International Realty Canada
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