

**522 & 524 27 Avenue NW**  
**Calgary, Alberta**

**MLS # A2267141**



**\$1,250,000**

|                  |                                                                            |               |                   |
|------------------|----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Mount Pleasant                                                             |               |                   |
| <b>Type:</b>     | Residential/Duplex                                                         |               |                   |
| <b>Style:</b>    | Attached-Side by Side, Bungalow                                            |               |                   |
| <b>Size:</b>     | 1,970 sq.ft.                                                               | <b>Age:</b>   | 1964 (61 yrs old) |
| <b>Beds:</b>     | 4                                                                          | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached, Off Street                                         |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangu |               |                   |

|                    |                     |                   |      |
|--------------------|---------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air          | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood    | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle     | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Vinyl Siding | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete     | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks         |                   |      |

**Inclusions:** Refrigerator (4), Electric - Range (4), Washer (2), Dryer (2), Dishwasher, Portable Dishwasher, Hood Fan (4), Microwave (2) Garage Door Opener (2) + 2 Remotes, All Window Coverings

Mount Pleasant & 522 & 524 27 Avenue NW: INVESTOR ALERT! Immaculate FULL SIDE-BY-SIDE DUPLEX on a 50' x 120' lot in the heart of Mount Pleasant - a prime inner-city location. Each side offers over 1,900 sq. ft. of developed space with two separate private entrances, 2 + 2 bedrooms, and 2 full bathrooms. The main level features a bright kitchen, dining area, two bedrooms, and a 4-piece bath. The fully finished lower level includes a second kitchen, dining area, spacious rec room, two additional bedrooms, a 4-piece bath, and laundry. The landscaped backyard includes a shared oversized double detached garage, plus each side has its own single gravel parking pad. This solid, well-built, and low-maintenance property is easy to manage - an excellent revenue/holding opportunity or ideal for owner-occupied/rental/multi-generational living. Perfectly located across from a green space and the Mount Pleasant Art Centre, within walking distance to Mount Pleasant Pool, Confederation Park, schools, SAIT, transit routes on 4th Street and Centre Street, coffee shops, restaurants, and more. Just minutes to downtown, U of C, major routes, and all amenities. Call for more info!