

**111, 408 27 Avenue NE**  
**Calgary, Alberta**

**MLS # A2315911**



**\$515,000**

<b>Division:</b>	Winston Heights/Mountview		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	1,855 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Street Lighting, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 315
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** kitchen cabinet negotiable

Great City View - aggressively priced below City's Assessment \$ 579,500! Bright, clean & well kept in Move-in conditions. Inner City quality townhome for modern living - with an oversized attached garage, functional layout, high-end finishes and tremendous value. Home with east-facing living room & engineered hardwood floors, and a chef-inspired kitchen with quartz countertops, full-height cabinetry, soft-close hinges, and upgraded appliances - let alone the extensive use of pot lights, plus light fixtures upgrade by Seller. With 3 bedrooms, 2.5 baths, and a fully finished basement, this home is both spacious and versatile. The primary ensuite boasts heated tile floors and luxury finishes, while the basement adds extra living space, perfect for a home office, guest room, or Family room. Thoughtful details (per Builder) include soundproofing between units (double drywall + ROXUL insulation), and high-end windows and doors. AC unit takes care of the summer comfort. The 100 SF private roof top patio with City View is an area for retreat or entertaining! Situated in a quiet Street with easy access everywhere, & close proximity to Elks Golf & Country Club, schools / playground & park / transportation / shopping & all amenities. \*\* Realtors: Please note Private Remarks & details in Listing Supplements / Floor Plan + 3D Virtual Tour. \*\*