

542 27 Avenue NW
Calgary, Alberta

MLS # A2344385



\$740,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,199 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Other, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Pantry, Quartz Counters, Storage		

Inclusions: Fridge, stove, microwave, dishwasher, washer & dryer, all window coverings, garage opener & 1 remote, TV wall mount, air conditioner, raised garden beds, cabinets in garage, garage heater, baby gates negotiable, 4 floating shelves (kitchen, bathroom, bedrooms), full-length mirror in upstairs hallway, hooks on back of door in primary bedroom

LOCATION, PRIVACY & PARK VIEWS | Set across the street from a park in sought-after Mount Pleasant, this charming 4-bedroom home offers an exceptional inner-city lifestyle with quick access to downtown and a direct connection to Calgary's extensive pathway system without crossing a major road. Mature trees and lush landscaping surround the home, creating a wonderfully private setting that begins with an inviting front porch and beautiful wood walkway. Inside, bamboo floors and distinctive wood doors add warmth and character, while triple-pane windows installed in 2021 (with remaining warranty) enhance year-round comfort. The bright dining room feels tucked into the trees and features an updated light fixture, while the kitchen is well equipped with a stainless steel refrigerator with water dispenser, stainless steel stove with gas hookup, new Bosch dishwasher (2025), pantry, and durable tile flooring. The living area is anchored by a wood-burning fireplace (WETT inspected in 2019), and the main-floor powder room offers tile flooring, freshened paint, a newer mirror, and updated lighting. Upstairs, a large window fills the landing with natural light, and laminate flooring continues through 3 bedrooms. One bedroom includes a walk-in closet with built-in shelving and an updated light fixture, while the primary bedroom enjoys park views year-round and a downtown view through the trees in winter. The full bathroom features a tub/shower combination, quartz countertop, tile flooring, and updated tile completed in 2022. The finished basement adds excellent flexibility with a spacious rec room, laminate flooring, and built-in shelving, a second half bathroom, laundry area with shelving and a counter, plus a fourth bedroom with fresh paint and a permitted egress window added in 2022. A generous under-stair closet provides even more storage. Additional

improvements include air conditioning, a hot water tank, and added spray insulation, all completed in 2022. Outside, enjoy a gas BBQ hook-up, dog run, crabapple tree, and raised garden bed, along with a heated double detached garage featuring attic storage accessed by pull-down stairs and included storage cabinets. With an outdoor community pool, parks, pathways, schools and everyday amenities nearby, this private inner-city home delivers character, thoughtful updates and one of Mount Pleasant's greatest advantages: an outstanding location close to it all.