

# \$535,000 - 103, 408 27 Avenue Ne, Calgary

MLS® #A2195898

**\$535,000**

3 Bedroom, 3.00 Bathroom, 1,619 sqft

Residential on 0.00 Acres

Winston Heights/Mountview, Calgary, Alberta

**\*\*Open House on May 17th from 12pm-2pm\*\***

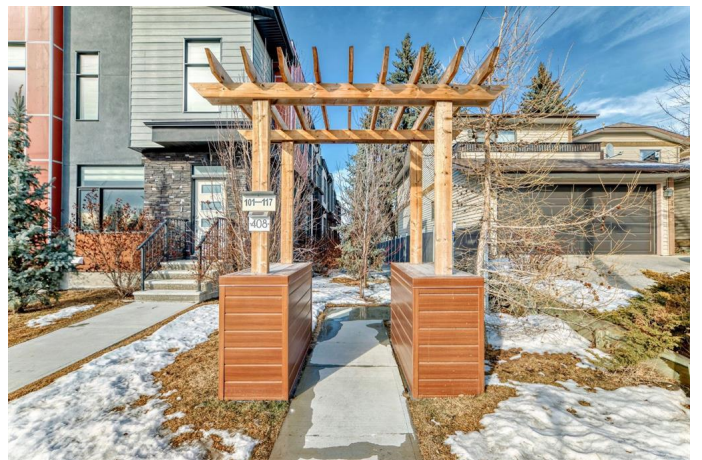
Step into this stunning 1,400+ sqft townhome in the heart of Winston Heights, part of a sleek 17-unit complex designed for modern living.

This home offers an oversized single attached garage, a bright east-facing living room with engineered hardwood floors, and a chef-inspired kitchen featuring quartz countertops, full-height cabinetry, soft-close hinges, and upgraded appliances.

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. Enjoy your own private rooftop patio with stunning city views – the ideal spot to relax or entertain.

Thoughtful details include soundproofing between units (double drywall + ROXUL insulation), central vac rough-in, high-end windows and doors, and an included AC unit for year-round comfort. Located in a growing inner-city community, you're just minutes from transit, schools, restaurants, shopping, and downtown.

Don't miss this opportunity to own a modern, luxurious townhome in one of the city's most sought-after neighborhoods. Schedule your showing today and make "The



Jade" your new home!

Built in 2018

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2195898      |
| Price          | \$535,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,619         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 103, 408 27 Avenue Ne     |
| Subdivision | Winston Heights/Mountview |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2E 2A4                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Park                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, Quartz Counters |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Washer, Range Hood                      |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Lot Description   | Other                        |
| Roof              | Asphalt Shingle              |
| Construction      | Wood Frame, Composite Siding |
| Foundation        | Poured Concrete              |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 22nd, 2025 |
| Days on Market | 85                  |
| Zoning         | M-C1                |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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