

# \$1,300,000 - 522 & 524 27 Avenue Nw, Calgary

MLS® #A2267141

**\$1,300,000**

4 Bedroom, 2.00 Bathroom, 1,970 sqft  
Residential on 0.14 Acres

Mount Pleasant, Calgary, Alberta

Mount Pleasant â€“ 522 & 524 27 Avenue NW: INVESTOR ALERT! Immaculate FULL SIDE-BY-SIDE DUPLEX on a 50â€™™ x 120â€™™ 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!

Built in 1964

## Essential Information

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Price	\$1,300,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,970
Acres	0.14
Year Built	1964
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	522 & 524 27 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2H8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding

Foundation            Poured Concrete

### **Additional Information**

Date Listed            October 29th, 2025

Days on Market        10

Zoning                  R-CG

### **Listing Details**

Listing Office          CIR Realty

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