

# \$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

MLS® #

A2267141



|                |                        |
|----------------|------------------------|
| 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                2  
Zoning                              R-CG

**Listing Details**

Listing Office                    CIR Realty

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