# 654 27 Avenue NW

Calgary | Active | MLS® A2353245

**$2,199,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **5** | **2026** | **2,832.34 sq. ft.** |

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**403-830-5152 | tiwana@maltiwana.ca**

Listed by Century 21 Bravo Realty

# A closer look

Newly completed by Bright Custom Homes, this modern Craftsman-inspired residence in Mount Pleasant offers over 4,000 sq ft across three levels, with four bedrooms, four full bathrooms, and a main-floor powder room. The main floor features a private office, formal dining room, and an inviting living room with expansive windows and a gas fireplace framed in exposed brick. The kitchen showcases full-height custom oak cabinetry, intricate millwork, and a statement island with furniture-style detailing, complemented by premium built-in appliances, a butler's pantry, and a dry pantry. The breakfast nook opens to a covered deck, while a spacious mudroom adds everyday convenience. An oak stair railing, beadboard wainscoting throughout the home, designer lighting, elevated plumbing fixtures, and rich wood accents bring warmth and character to the interiors. Upstairs, a loft features a built-in work area, extensive built-ins, and ample storage. All three bedrooms offer their own walk-in closets and private ensuites. The spacious primary retreat features a vaulted ceiling and reeded glass French doors leading to a spa-inspired six-piece ensuite with in-floor heating and a steam shower. The two additional bedrooms each have a four-piece ensuite, and a dedicated upper-floor laundry room completes this level. The fully developed basement offers a large recreation area and a wet bar with an island, mesh-front cabinetry, and a curved backsplash, alongside a separate home gym, fourth bedroom, four-piece bathroom, and additional storage. Additional upgrades include basement in-floor heating, central air conditioning, and a heated triple detached garage. Dual hot water tanks, smart thermostats, rough-ins for home automation, security and speakers, and wiring for motorized blinds further enhance comfort and convenience. The home is situated on a quiet, tree-lined street just one block from Confederation Park.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2353245 |
| **Bedrooms** | 4 |
| **Bathrooms** | 5 |
| **Year Built** | 2026 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |

| | |
|---|---|
| **Home Style:** | 2 Storey |
| **Total Living Area:** | 2,832.34 sq. ft. |
| **Main Level Finished Area:** | 1,359.04 sq. ft. |
| **Upper Level Finished Area:** | 1,473.3 sq. ft. |
| **Below Grade Finished Area:** | 1,236.06 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 4,822 sq. ft. |
| **Lot Frontage:** | 40' |
| **Front Exposure:** | South |
| **Unit Exposure:** | South |
| **Levels:** | Two |
| **Total Rooms Above Grade:** | 7 |
| **Year built:** | 2026 (Age: 0) |
| **Bedrooms:** | 4 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 0 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 5.0 (Full:4, Half:1) |
| **Num Ensuite Baths:** | 3 |
| **Plan:** | 3955R |
| **Heating:** | In Floor, Forced Air |
| **Basement:** | Full, Finished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | Yes |
| **Construction Material:** | Concrete, Stucco, Wood Frame |
| **Structure Type:** | House |

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|---|---|
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Ceramic Tile, Hardwood, Vinyl Plank |
| **Cooling:** | Central Air |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | Yes |
| **Garage Spaces:** | 3 |
| **Parking:** | Triple Garage Detached |
| **Parking Places:** | 3 |
| **Parking Total/Covered:** | 3 / - |
| **Laundry Features:** | Upper Level |
| **City Quadrant:** | Northwest |
| **Community:** | Mount Pleasant (Calgary) |
| **Appliances:** | Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Washer/Dryer |
| **Inclusions:** | N/A |
| **Restrictions:** | None Known |
| **Main Floor** | Kitchen · 24'7" × 11'9" · |
| **Main Floor** | Dining Room · 11'7" × 11'6" · |
| **Main Floor** | Living Room · 17'2" × 15'10" · |
| **Main Floor** | Breakfast Nook · 10'6" × 10'1" · |
| **Main Floor** | Office · 10'8" × 10'4" · |
| **2nd Floor** | Laundry · 12'1" × 6'4" · |
| **2nd Floor** | Bedroom - Primary · 17'5" × 15'5" · |
| **2nd Floor** | Bedroom · 16'10" × 12'1" · |

| | |
|---|---|
| **2nd Floor** | Bedroom · 16'10" × 11'11" · |
| **Basement** | Furnace/Utility Room · 13'8" × 10'5" · |
| **Basement** | Game Room · 27'8" × 14'11" · |
| **Basement** | Exercise Room · 15'1" × 9'8" · |
| **Basement** | Bedroom · 11'4" × 10'9" · |
| **Basement** | Game Room · 27'8" × 14'11" · |
| **Basement** | Game Room · 15'1" × 9'8" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights |
| **Interior Features:** | Built-in Features, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound |
| **Exterior Features:** | BBQ gas line, Private Entrance, Private Yard |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Back Lane, Back Yard, Landscaped, Private |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | R-C2 |
| **Listed Date:** | Oct 19, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/654-27-avenue-nw-calgary-a2353245/

### Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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