

# \$800,000 - 412 27 Avenue Nw, Calgary

MLS® #A2266959

**\$800,000**

1 Bedroom, 1.00 Bathroom, 738 sqft  
Residential on 0.14 Acres

Mount Pleasant, Calgary, Alberta

Nestled on a beautiful tree-lined street in the highly desirable and mature community of Mount Pleasant, this 50' x 120' RC-G zoned property offers an incredible opportunity for developers, investors, or those looking to build their dream home. The location is truly exceptional—just steps away from downtown, Confederation Park, schools, parks, and all amenities, making it one of Calgary's most sought-after inner-city neighbourhoods. Surrounded by character homes and modern infills, this property combines charm, convenience, and potential in equal measure. Don't miss this rare chance to invest in a premium location with endless possibilities. Property is being sold AS IS, WHERE IS.

Built in 1941

## Essential Information

MLS® #	A2266959
Price	\$800,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	738
Acres	0.14
Year Built	1941
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status Active

### Community Information

Address 412 27 Avenue Nw  
Subdivision Mount Pleasant  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2M 2H6

### Amenities

Parking Spaces 2  
Parking Off Street, Parking Pad

### Interior

Interior Features See Remarks  
Appliances None  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Partial

### Exterior

Exterior Features Lighting, Private Entrance  
Lot Description Back Lane, Back Yard, Treed  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed October 25th, 2025  
Days on Market 4  
Zoning R-CG

### Listing Details

Listing Office eXp Realty

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