

\$1,250,000 - 522 & 524 27 Avenue Nw, Calgary

MLS® #A2267141

\$1,250,000

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	\$1,250,000
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, Landscaped, Lawn, Rectangular Lot, See Remarks, Interior Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed October 29th, 2025
Days on Market 23
Zoning R-CG

Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.