

\$849,900 - 412 27 Avenue Nw, Calgary

MLS® #A2261696

\$849,900

1 Bedroom, 1.00 Bathroom, 743 sqft

Residential on 0.14 Acres

Mount Pleasant, Calgary, Alberta

Exceptional redevelopment opportunity for developers/investors in Mount Pleasant. This 50' x 120' parcel sits on a peaceful, mature tree lined street and offers endless potential for your next project. Surrounded by top amenities including schools, Confederation Park, SAIT, University of Calgary, Children's and Foothills Hospitals, and minutes to downtown. This is a rare chance to build in one of Calgary's most desirable inner-city neighbourhoods. Property is being sold as land value only and "As Is where is".

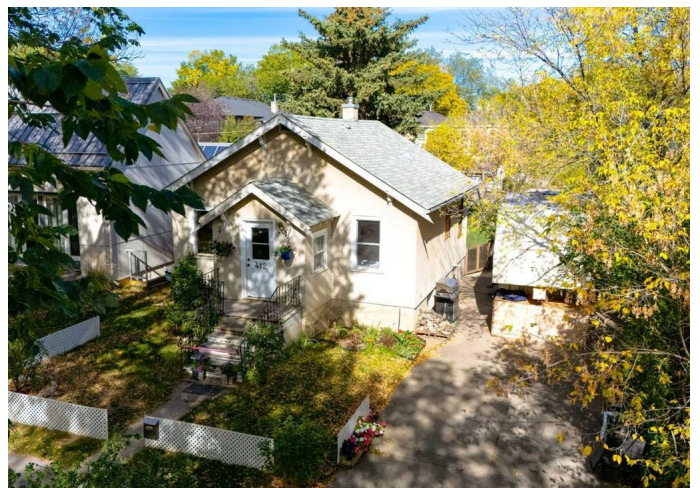
Built in 1941

Essential Information

MLS® #	A2261696
Price	\$849,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	743
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	Other
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other, Private Yard
Lot Description	Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.