

103, 408 27 Avenue NE  
Calgary, Alberta

MLS # A2195898

**\$565,000**

<b>Division:</b>	Winston Heights/Mountview		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,619 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 247
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, Quartz Counters		

**Inclusions:** AC unit

**\*\*Open House on March 22nd from 2pm-4pm\*\*** Step into this stunning 1,400+ sqft townhome in the heart of Winston Heights, part of a sleek 17-unit complex designed for modern living. This home offers an oversized single attached garage, a bright east-facing living room with engineered hardwood floors, and a chef-inspired kitchen featuring quartz countertops, full-height cabinetry, soft-close hinges, and upgraded appliances. With 3 bedrooms, 2.5 baths, and a fully finished basement, this home is both spacious and versatile. The primary ensuite boasts heated tile floors and luxury finishes, while the basement adds extra living space, perfect for a home office, guest room, or family room. Enjoy your own private rooftop patio with stunning city views &ndash; the ideal spot to relax or entertain. Thoughtful details include soundproofing between units (double drywall + ROXUL insulation), central vac rough-in, high-end windows and doors, and an included AC unit for year-round comfort. Located in a growing inner-city community, you're just minutes from transit, schools, restaurants, shopping, and downtown. Don't miss this opportunity to own a modern, luxurious townhome in one of the city's most sought-after neighborhoods. Schedule your showing today and make "The Jade" your new home!