\$799,900 - 428 28 Avenue Nw, Calgary

MLS® #A2200076

\$799,900

3 Bedroom, 4.00 Bathroom, 1,552 sqft Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Elegant Custom-Built Home in Mount Pleasant â€" Steps from Cafés & Confederation Park Nestled on a picturesque, tree-lined street in the heart of Mount Pleasant, this stunning detached two-story home offers over 2,200 sq. ft. of meticulously designed living space, including a professionally developed basement and an oversized double detached garage complete w/220v wiring. Thoughtfully upgraded with luxurious finishes and modern conveniences, this home perfectly balances elegance and functionality. A beautifully landscaped yard with cobblestone walkways and a custom solid mahogany front door sets the stage for what lies inside. The main floor features rich mahogany hardwood floors, a spacious formal living and dining area, and gourmet kitchen renovated over the years with dark maple cabinetry, granite countertops, stainless steel appliances, and travertine tile flooring. The kitchen opens to a cozy family room with a gas fireplace and custom built-ins, while Pella French doors lead to a private, maintenance-free patio. A renovated two-piece powder room completes this level. Upstairs, the primary suite boasts cathedral ceilings, a luxurious 5-piece ensuite with a jetted tub, an oversized custom shower, double sinks, heated tile flooring, and granite counters. The spacious second bedroom and main 4-piece bath completes this level. Four large skylights flood the upper level with natural light. The fully developed lower level offers a spacious recreation room with a gas fireplace, a 3rd





bedroom (window not egress), a 4-piece bath with soaker tub, heated tile floors, a custom vanity, as well as plenty of storage. Located minutes from downtown, cafés, parks, and with easy access to the mountains, this exceptional home combines inner-city convenience with timeless style.

Built in 1992

Essential Information

MLS® # A2200076

Price \$799,900

Bedrooms 3

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,552

Acres 0.07

Year Built 1992

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

Community Information

Address 428 28 Avenue Nw

Subdivision Mount Pleasant

City Calgary
County Calgary

Province Alberta

Postal Code T2M 2K6

Amenities

Parking Spaces 2

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Granite Counters, High Cei

Woodwork, No Animal Hom

Double Vanity, Skylight(s)

Appliances Dishwasher, Electric Sto

Washer/Dryer, Window Cove

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 2

Fireplaces Family Room, Gas, Recreation

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Garden

Lot Description Back Lane, Front Yard, Recta

Roof Asphalt Shingle

Construction Wood Frame, Stucco

Foundation Poured Concrete

Additional Information

Date Listed March 13th, 2025

Days on Market 1

Zoning R-CG

Listing Details

Listing Office RE/MAX First

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