

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

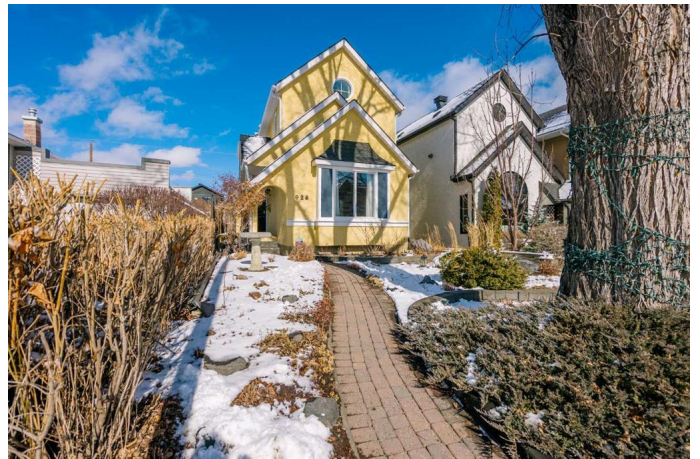
MLS® #A2200076

\$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€œ Steps from CafÃ©s & 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, caf s, 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

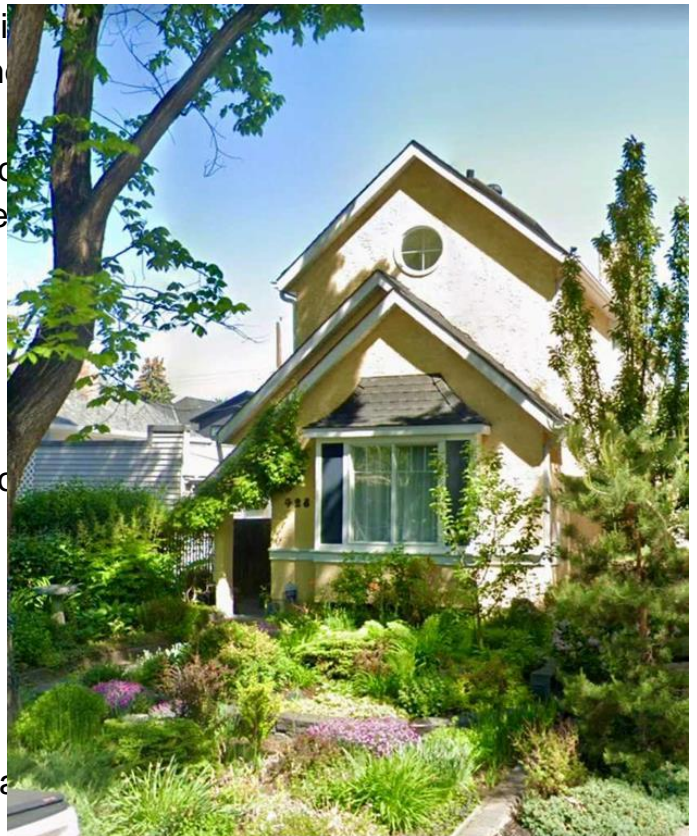
Address	428 28 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2K6

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features Granite Counters, High Ceilings, Hardwood
 Woodwork, No Animal Home, Double Vanity, Skylight(s)
 Appliances Dishwasher, Electric Stove, Washer/Dryer, Window Coverings
 Heating Forced Air, Natural Gas
 Cooling None
 Fireplace Yes
 # of Fireplaces 2
 Fireplaces Family Room, Gas, Recreational Room
 Has Basement Yes
 Basement Finished, Full



Exterior

Exterior Features BBQ gas line, Garden
 Lot Description Back Lane, Front Yard, Rectangular
 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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