

# \$2,295,000 - 517 28 Avenue Nw, Calgary

MLS® #A2224033

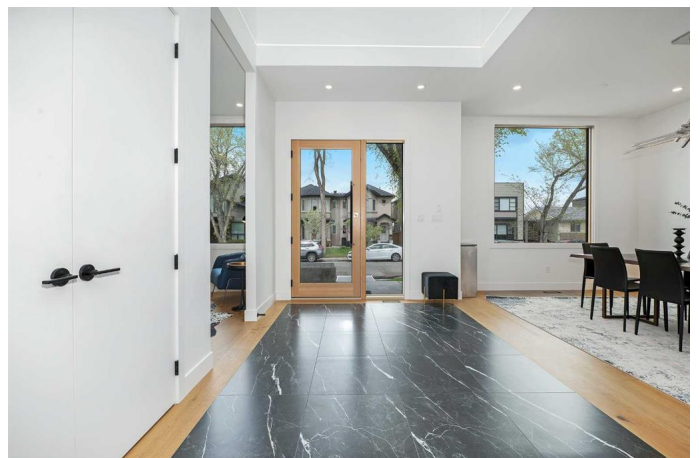
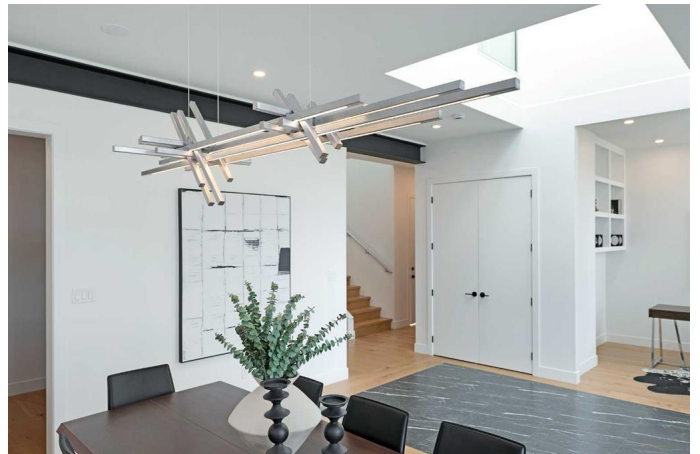
**\$2,295,000**

6 Bedroom, 5.00 Bathroom, 3,133 sqft

Residential on 0.12 Acres

Mount Pleasant, Calgary, Alberta

Experience exquisite craftsmanship & thoughtful architectural design by award-winning firm Mercedes & Singh. Located on a beautiful tree-lined street in the mature community of Mount Pleasant, this 4 bedroom home offers over 3100 sq ft of living space plus a posh 2 bedroom, 1400+ sq ft legal basement suite with separate entrance. The airy main level presents wide plank hardwood floors, high ceilings & captivating details, showcasing a spacious front dining area with ample space to host a family gathering or elegant dinner party. Mere steps away is the kitchen, discerningly finished with an oversized marble island/eating bar, abundant storage space & Jenn-Air appliances. A convenient butler's pantry with access to the dining room makes entertaining a breeze. The living room is a perfect gathering place, boasting a striking feature wall with smart fireplace & built-ins plus access to the back deck. Tucked just off the foyer, is a private office which is perfect for a quiet work from home office set-up. The second level hosts 4 bedrooms, a 4 piece bath & a laundry room with sink & storage. The primary retreat has access to a private balcony & boasts a to-die-for walk-in closet & opulent 5-piece ensuite with dual sinks, relaxing freestanding soaker tub & oversized shower. A second primary bedroom also includes a luxurious private 4 piece ensuite. The fourth upstairs bedroom offers flexibility and can easily serve as a media or family room. The



legal 2 bedroom suite with separate entrance features spacious living & dining areas and a kitchen with plenty of counter/storage space & stainless steel appliances. One of the bedrooms can be used as a home gym or exercise room. A 4 piece bath & laundry facilities are the finishing touches to basement development. This suite is seamlessly integrated into the main home for extended family use or additional space. Additional noteworthy details include central air conditioning, potential for future elevator installation for effortless access to all 3 levels, and rough in for speakers. Exterior architectural elements such as the custom aluminum façade, responsive to the Chinook winds, with smart changeable background lighting, matching fence gates, front patio & sunny south backyard with large deck & outdoor lighting add to the allure of this breathtaking one-of-a-kind home. A triple detached garage with EV charger provides stress-free parking. The location is incredibly convenient - walking distance to tranquil Confederation Park and close to SAIT, U of C, schools, restaurants, shopping, public transit, and easy access to downtown via 4th Street.

Built in 2024

**Essential Information**

MLS® #	A2224033
Price	\$2,295,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,133
Acres	0.12
Year Built	2024
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	517 28 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2K9

### Amenities

Parking Spaces	3
Parking	Triple Garage Detached, In Garage Electric Vehicle Charging Station(s)
# of Garages	3

### Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Stone Counters, Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Range, Microwave Hood Fan, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Lighting, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Flat Torch Membrane
Construction	Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	19
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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