

\$1,298,800 - 431 28 Avenue Nw, Calgary

MLS® #A2189151

\$1,298,800

4 Bedroom, 5.00 Bathroom, 2,665 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Welcome to this stunning three-storey detached infill home, located in the peaceful community of Mount Pleasant, just a few blocks away from the serene Confederation Park. Thoughtfully designed by Marygold Homes, this exceptional property offers over 3,300 square feet of living space, featuring 4 bedrooms, 4.5 bathrooms, and TWO balconies—perfectly suited for families seeking both elegance and functionality in their everyday living space. The main level impresses with an open and spacious floor plan, beginning with a bright dining room at the front of the home that floods with natural light. The central kitchen is a chef's dream, complete with full-height shaker cabinetry, a stylish tile backsplash, and a custom-built hood fan canopy. The oversized island, with a dual-basin undermount sink and bar-style seating, serves as the heart of the kitchen. The adjacent living room features an inset gas fireplace surrounded by a custom-built mantle, creating a warm and inviting atmosphere. The mudroom is thoughtfully designed with a built-in closet and bench for optimal organization, offering convenient access to the fully fenced backyard. On the second level, you'll find a bright bonus room, a secondary bedroom with a built-in closet, and a 4-piece bathroom. The exquisite junior-suite on this level boasts a spacious custom-built walk-in closet and a luxurious 5-piece ensuite, complete with a dual-sink vanity, tiled shower, drop-in corner tub, and separate toilet access.



The third storey is dedicated to the impressive master-suite. With vaulted ceilings and large windows, the space feels open and airy. The master ensuite is a true retreat, featuring a dual-sink vanity, glass steam shower, large soaker tub, separate toilet access, and a capacious walk-in closet. Adjacent to the ensuite, a door leads to a private, south-facing balcony, providing a serene space to relax. A spacious loft/sitting area outside the master-suite is bathed in natural light and leads to the front, north-facing balcony, offering an additional outdoor escape. The fully finished basement offers a fourth bedroom, a 3-piece bathroom, and a large recreation room with a wet bar—perfect for family gatherings or entertaining guests. This exquisite home combines thoughtful design, spacious living, and luxurious finishes, making it a perfect choice for those seeking comfort and style in the heart of Mount Pleasant.

****PLEASE NOTE:** Property is not yet built; construction will start soon. Buyers can choose interior color selections (tiles, flooring, lighting, paint, etc.) at this time - contact listing agent for more info. Photos used in listing are of previously built home and are for reference/illustration purposes only (similar layout); exterior rendering is also only for reference/illustration purposes. ******



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2189151 |
| Price | \$1,298,800 |
| Bedrooms | 4 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 2,665 |
| Acres | 0.07 |
| Type | Residential |

| | |
|----------|----------|
| Sub-Type | Detached |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 431 28 Avenue Nw |
| Subdivision | Mount Pleasant |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2M2K7 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s), Built-in Features, Double Vanity, High Ceilings, Jetted Tub, Recessed Lighting, Vaulted Ceiling(s), Wet Bar, Wired for Sound |
| Appliances | Dishwasher, Microwave, Range Hood, Refrigerator, Built-In Oven, Garage Control(s), Gas Cooktop |
| Heating | Forced Air, Natural Gas, In Floor |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Living Room, Gas, Insert, Mantle, Tile |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Other |
| Lot Description | Back Yard, Front Yard |
| Roof | Asphalt Shingle |
| Construction | Stone, Wood Frame, Composite Siding, Stucco |
| Foundation | Poured Concrete |

Additional Information

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|----------------|--------------------|
| Date Listed | January 21st, 2025 |
| Days on Market | 138 |
| Zoning | R-C2 |

Listing Details

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| Listing Office | Quest Realty |
|----------------|--------------|

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