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

MLS® #A2189151

#### \$1,298,800

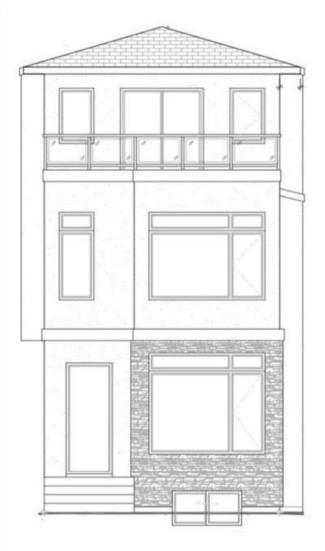
4 Bedroom, 5.00 Bathroom, 2,665 sqft Residential on 0.07 Acres

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 balconiesâ€"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 barâ€"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
Туре	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	Built-in Features, Closet Organizers, Double Vanity, High Ceilings,
	Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Recessed
	Lighting, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s),
	Wet Bar, Wired for Sound

#### Appliances Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator

Heating	In Floor, Forced Air, Natural Gas
---------	-----------------------------------

Cooling	None

Fireplace Yes # of Fireplaces 1

## Fireplaces Gas, Insert, Living Room, Mantle, Tile Has Basement Yes

## Basement Finished, Full

#### Exterior

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

#### **Additional Information**

Date Listed	January 21st, 2025
Days on Market	212
Zoning	R-C2

### **Listing Details**

Listing Office Quest Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.