

\$2,398,800 - 517 28 Avenue Nw, Calgary

MLS® #A2188005

\$2,398,800

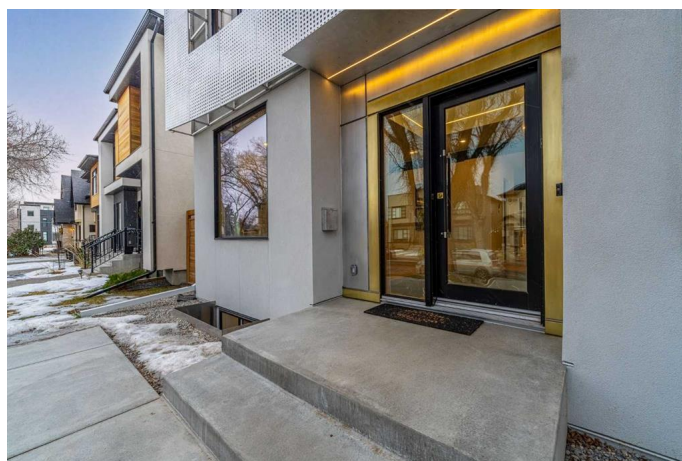
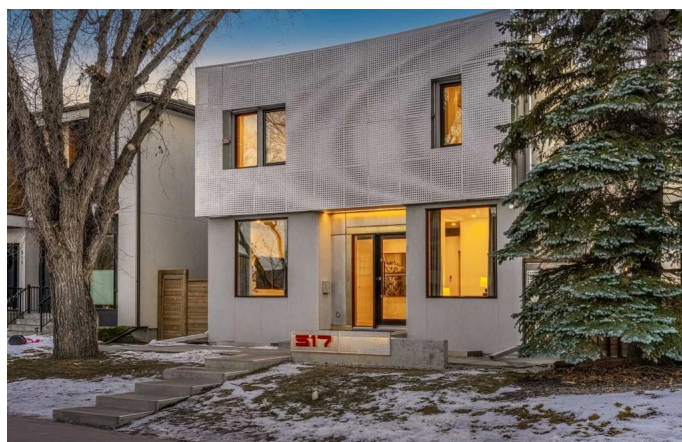
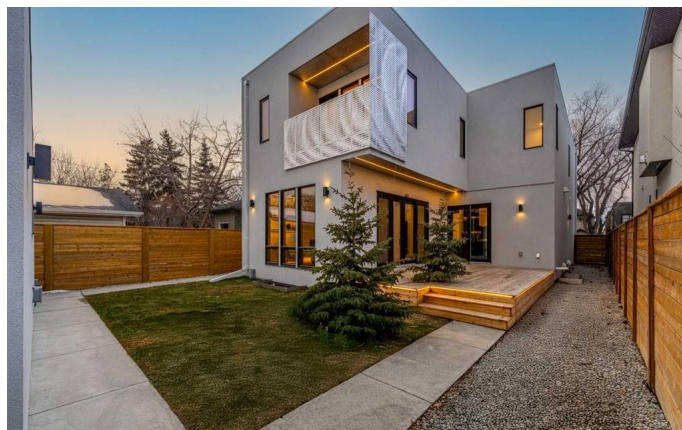
6 Bedroom, 5.00 Bathroom, 3,193 sqft
Residential on 0.12 Acres

Mount Pleasant, Calgary, Alberta

****OPEN HOUSE - Sunday, April 6th from 12-2PM**** Check out our 24/7 Virtual Open House. Brought to you by the award winning Architectural design-build firm Mercedes & Singh, this CUSTOM-BUILT residence blends urban elegance with thoughtful craftsmanship, offering OVER 4500 SQ.FT. of sophisticated living space in Calgary's premier inner-city.

Step inside to a STRIKING ENTRYWAY that sets the tone for the home's BESPOKE finishes and ARCHITECTURAL details. The sun-drenched main floor features FLOOR-TO-CEILING WINDOWS with seamless flow to the LARGE PRIVATE REAR DECK & yard. A CHEF'S KITCHEN with custom cabinetry, JENNAIR appliances, an oversized REAL MARBLE island, and a BUTLER'S PANTRY makes entertaining effortless. The main level also includes a formal dining room, side entry mudroom, a versatile office/flex room, and a tasteful powder room. Plus, the home is ELEVATOR-ready for future convenience.

The second level offers FOUR BEDROOMS, including two luxurious primary suites—each with SPA-LIKE ensuites and WALK-IN closets, with one featuring its own PRIVATE BALCONY. Two additional bedrooms share a well-appointed full bathroom, and a dedicated second-floor laundry room ensures convenience. ELEVATOR access serves all levels for easy mobility.



The fully developed lower level includes a LEGAL SUITE complete with a kitchen, expansive recreation room, TWO LARGE BEDROOMS with WALK-IN closets, a full bathroom, ample storage, and a SECOND LAUNDRY roomâ€”perfect for guests or multi-generational living.

Outside, the BESPOKE ALUMINUM FACADE creates a bold architectural statement, complemented by a detached TRIPLE GARAGE with EV CHARGER and a spacious rear deck. CUSTOM FABRICATED LIGHTING throughout the home and EXPOSED STEEL BEAMS enhance its modern aesthetic.

Located on a TREE LINED STREET steps from CONFEDERATION PARK in desirable Mount Pleasant, with easy access to SAIT, U of C, Children's & Foothills Hospitals, public transit, major roadways, and top amenities.

This is more than a homeâ€”it's a STATEMENT OF HUMAN EXPERIENCE AND ARCHITECTURAL EXCELLENCE.

Built in 2024

Essential Information

MLS® #	A2188005
Price	\$2,398,800
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,193
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 Alley Access, In Garage Electric Vehicle Charging Station(s), Plug-In, See Remarks, Triple Garage Detached
of Garages 3

Interior

Interior Features Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Beamed Ceilings, Built-in Features, Chandelier, Stone Counters, Elevator, French Door, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, Smart Home, Skylight(s), Separate Entrance, Storage, Wet Bar, Walk-In Closet(s)
Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Bar Fridge, Built-In Refrigerator, Electric Stove, Gas Range
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Living Room
Has Basement Yes
Basement Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features Private Entrance, Lighting, Other, Private Yard
Lot Description Back Lane, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot
Roof Flat Torch Membrane

Construction	Wood Frame, Metal Siding, See Remarks, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	January 22nd, 2025
Days on Market	74
Zoning	R-C2

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.