

# \$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

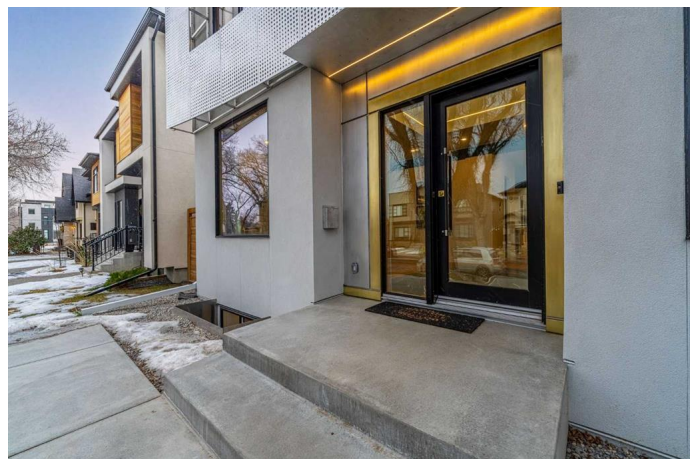
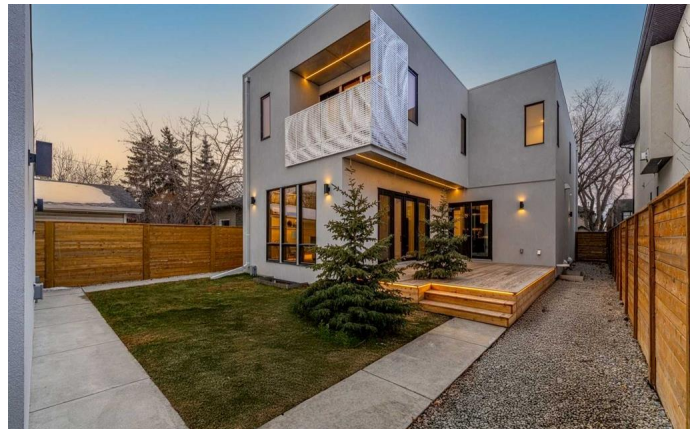
**\*\*OPEN HOUSE - Saturday, April 19th from 12-3PM and Sunday, April 20th from 12-2PM\*\***

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 room—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 home—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, See Remarks, In Garage Electric Vehicle Charging Station(s), Plug-In, Triple Garage Detached |
| # of Garages   | 3                                                                                                          |

### Interior

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

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Lighting, Other, Private Entrance, Private Yard                          |
| Lot Description   | Back Lane, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot |

|              |                                               |
|--------------|-----------------------------------------------|
| Roof         | Flat Torch Membrane                           |
| Construction | Stucco, Wood Frame, Metal Siding, See Remarks |
| Foundation   | Poured Concrete                               |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 22nd, 2025 |
| Days on Market | 89                 |
| 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.