

# \$990,000 - 436 28 Avenue Nw, Calgary

MLS® #A2233970

**\$990,000**

4 Bedroom, 4.00 Bathroom, 1,949 sqft  
Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

**OPEN HOUSE SUNDAY JULY 12**

(11:00am-1:00pm). Discover unparalleled luxury and modern design in this exquisite, newly constructed detached residence, perfectly situated in the highly sought-after inner-city community of Mount Pleasant.

This stunning home offers over 2,500 square feet of meticulously designed living space, featuring four spacious bedrooms and three-and-a-half elegantly appointed bathrooms. It flawlessly combines contemporary sophistication with practical comfort, built to exacting standards through advanced off-site controlled construction methods. This innovative approach ensures enhanced precision, superior quality control, reduced material waste, and consistent build standards throughout the entire property.

Step inside to be greeted by a bright, expansive open-concept floor plan, accentuated by impressive 9-foot ceilings and rich engineered hardwood flooring that extends throughout the home. The heart of this residence is its chef-inspired kitchen, a culinary masterpiece boasting custom cabinetry with soft-close drawers and doors, state-of-the-art stainless steel appliances, and a thoughtful layout engineered for both aesthetic appeal and supreme functionality.

Ascend to the upper level, where the spacious primary suite awaits as a serene and private



retreat. It features a spa-like ensuite bathroom designed for ultimate relaxation and ample closet space to accommodate all your needs. This floor also includes two additional well-sized bedrooms and a conveniently located upper-level laundry room, enhancing the functionality and ease of family living.

The fully finished lower level is thoughtfully designed for entertainment and leisure. It encompasses a generous recreation area, a stylish wet bar, an additional bedroom, and a full bathroom, making it an ideal space for hosting guests, enjoying quiet evenings, or creating a dedicated family zone.

Perfectly positioned, this exceptional home is just steps away from a diverse array of amenities that define Mount Pleasant as one of Calgary's most desirable communities. Residents will enjoy easy access to nearby parks, charming mature tree-lined streets, and local favourites such as 4th Spot, Velvet Caf , and the Mount Pleasant Arts Centre. The neighbourhood further boasts outstanding recreational facilities, including the Mount Pleasant Sportsplex and Outdoor Pool, along with excellent proximity to educational institutions like King George Elementary, St. Joseph School, SAIT, and the University of Calgary.

This remarkable property represents a rare opportunity to indulge in luxury living within a vibrant, family-friendly community, all while being just minutes from Calgary's bustling downtown core. For your convenience, all fencing and landscaping will be professionally completed.

Built in 2025

## **Essential Information**

MLS® #	A2233970
Price	\$990,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,949
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	436 28 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M2K6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s), Natural Woodwork
Appliances	Built-In Oven, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level
Roof	Membrane
Construction	Cement Fiber Board, Concrete, Metal Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 24th, 2025
Days on Market	16
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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