



631 28 Avenue NW
Calgary, Alberta

MLS # A2276819



\$1,284,899

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,925 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Sump Pump(s)		

Inclusions: N/A

Welcome to this brand-new two-story home in the heart of Mount Pleasant, nestled on a sunny south-facing backyard lot just steps from Confederation Park. This is one of the most desirable locations in the community, with immediate access to walking paths, green space, playgrounds, and year-round recreation. The home has been thoughtfully designed with a perfect balance of style and comfort. Interior selections were curated by renowned Calgary designer Emma Whiting of Whiting Young Interior Design, creating a cohesive and refined aesthetic throughout. On the main floor, you’ll find a custom kitchen featuring a beadboard hood fan, an oversized quartz island, and designer lighting — an ideal space for both everyday living and entertaining. The living room is warm and inviting, anchored by a striking limestone fireplace mantel. Upstairs, the primary bedroom boasts a well-appointed ensuite with a luxurious soaker tub and a large shower. Laundry is conveniently located on the upper level for added ease. The fully finished basement provides additional living space and flexibility, with the potential to develop a secondary suite (subject to city approval). Outside, the professionally landscaped backyard maximizes the sunny south-facing exposure, making it perfect for outdoor enjoyment. Ideally situated near schools, shopping, transit, and major routes, this home offers the perfect blend of modern design, comfort, and location in one of Calgary’s most sought-after neighborhoods.