



GRASSROOTS
REALTY GROUP

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631 28 Avenue NW
Calgary, Alberta

MLS # A2312787



\$1,259,999

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,926 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, Concrete, Stucco, Wood Frame	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 beautifully designed new-build home in the heart of Mount Pleasant, ideally situated on a sunny south-back yard lot, in a quiet location, just steps from Confederation Park. Blending elevated design, thoughtful functionality, and an exceptional inner-city location, this home offers the perfect balance of luxury and everyday comfort. Thoughtfully curated by acclaimed Calgary designer Emma Whiting of Whiting Young Interior Design, and constructed by Boulevard Development Corporation, the interior showcases timeless finishes and a refined, cohesive aesthetic throughout. The bright and airy main floor features soaring ceilings, wide-plank hardwood flooring, designer lighting, and expansive windows that flood the space with natural light. At the heart of the home is a stunning custom kitchen designed for both entertaining and daily living, complete with an oversized quartz island, custom micro-shaker cabinetry, beadboard detailing on the hood fan and cabinetry, a full-height quartz backsplash, and premium appliances including an integrated French-door refrigerator. Carefully selected finishes bring warmth, texture, and sophistication to the space. The adjoining dining area flows seamlessly into the inviting living room, anchored by a striking limestone fireplace mantel and large patio doors opening to the professionally landscaped backyard. Upstairs, the spacious primary retreat offers a true escape with a beautifully appointed ensuite featuring a freestanding soaker tub, oversized steam-ready shower with rain head and body sprays, dual vanities, and timeless designer finishes. Two additional bedrooms, a full bathroom, and a conveniently located upper laundry room complete the second level. The fully finished basement provides exceptional flexibility with a large recreation area, additional bedroom, full bathroom, and potential for a future

secondary suite (subject to City approval) Hydronic heating is roughed in and can be connected if the future home owner desires. Outside, the backyard is designed to maximize sun exposure and outdoor enjoyment, while the double detached garage adds everyday convenience and functionality. Located in one of Calgary's most sought-after inner-city communities, this home is moments from Confederation Park, schools, playgrounds, cafés, shopping, transit, and major commuter routes. An exceptional opportunity to own a thoughtfully designed luxury home in a premier Mount Pleasant location.