



GRASSROOTS
REALTY GROUP

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517 28 Avenue NW
Calgary, Alberta

MLS # A2332008



\$1,950,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,133 sq.ft.	Age:	2025 (1 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	In Garage Electric Vehicle Charging Station(s), Triple Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Stone Counters, Walk-In Closet(s), Wired for Sound		
Inclusions:	None		

| Open House this Sunday, 1 pm - 3:30 pm | SEE VIDEO LINK FOR FULL HOUSE TOUR | Some infills are built to a formula. This one was built to an idea. Steps from Confederation Park in Mount Pleasant, this home offers over 4,500 square feet across three finished levels, with four bedrooms upstairs, a south-facing backyard, and an oversized three-car garage. Designed by Mercedes + Singh, the Calgary design and fabrication studio behind architectural and public art projects across the city, the house is defined by a custom aluminum facade inspired by the Chinook winds, with programmable LED lighting that transforms its character after dark. The floor plan is the quiet achievement here. Rather than one large open-concept space, rooms are defined but connected, creating distinct places for family life. A light well cuts through the full height of the house, pulling daylight into its centre, while the rear living room opens through large glass sliders to the patio and south-facing yard. The kitchen centres around a Verde Alpi marble island, German brass cabinetry and a brass-clad hood, materials selected to develop a rich patina with age. JennAir appliances and a discreet butler's pantry complete the kitchen, while locally fabricated fixtures above the island and dining table borrow their geometry from the facade itself. A private office sits just off the foyer. Four bedrooms on the upper level make this a particularly good family house. The primary opens onto a private south-facing deck, with a walk-in closet and ensuite with freestanding tub, oversized glass rain shower, dual vanities and heated floors. A second bedroom has its own ensuite, while two additional bedrooms complete the level. Hand-blown Bocci fixtures carry the material and design language upstairs. What you can't see in the photos is how thoroughly the house was

built for the long view. The lower level includes a fully legal secondary suite with its own entrance and in-floor radiant heat, offering options for multi-generational living, a nanny suite or rental income. It also includes generous family and media space, a full bathroom, and flexible rooms that can be used as a gym, studio, office or guest accommodation. An engineered and approved shaft provides for a future elevator connecting all three levels. Heat-pump heating and cooling, HRV air exchange, hot-water recirculation and water filtration work quietly behind the scenes. Out back, an oversized insulated three-car garage is another rarity for an inner-city home, complete with a 50-amp EV charger. Confederation Park is at the end of the block, with SAIT, the University of Calgary, schools, restaurants, shopping and transit minutes away. A house conceived at this level, from its facade and floor plan down to its fixtures and mechanical systems, is a rare offering in Calgary.