



GRASSROOTS
REALTY GROUP

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631 28 Avenue NW
Calgary, Alberta

MLS # A2343933



\$1,249,900

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, Interior Lot, Landscaped, Lawn, Level, Rectangular L		

Heating:	In Floor Roughed-In, Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: n/a

Welcome to this exceptional home in the heart of Mount Pleasant, perfectly positioned on a sunny south-facing lot overlooking a tree-canopied street and just steps from the expansive green space of Confederation Park. Combining elevated design, thoughtful functionality, and an enviable location, this beautifully appointed residence offers a refined take on modern family living. Interior selections have been thoughtfully curated by renowned Calgary designer Emma Whiting of Whiting Young Interior Design, resulting in a cohesive aesthetic that is both timeless and inviting. Rich white oak hardwood floors flow throughout the main level, where the front dining room enjoys a picturesque outlook onto the leafy streetscape. At the centre of the home is a truly impressive custom kitchen, designed as both a functional workspace and a natural gathering place. Crisp white cabinetry is complemented by quartz countertops and backsplash, while a custom hood frames the Frigidaire Gallery gas cooktop, flanked by striking black glass cabinetry. The expansive island features generous seating, a built-in beverage fridge, and dishwasher, while a built-in wall oven and microwave, pull-out pantry storage, and fully panelled Fisher & Paykel refrigerator provide exceptional functionality and storage. The kitchen flows seamlessly into the spacious living room where a gas fireplace with custom built-ins creates a warm and inviting focal point. Large sliding glass doors open directly to the rear deck and professionally landscaped south-facing backyard, extending the living space outdoors and providing a wonderful setting for summer entertaining. Upstairs, three bedrooms are complemented by a conveniently located laundry room with sink and a full bathroom. The spacious primary retreat is a true highlight, featuring vaulted ceilings, a private front balcony, and a custom walk-in closet. The

luxurious ensuite offers a spa-like experience with a deep soaker tub and an impressive steam shower, creating a private sanctuary at the end of the day. The fully finished lower level adds even more versatility, with plush carpeting, a generous recreation room, wet bar, additional bedroom, and full bathroom. The basement is also roughed in for in-floor heating and offers the potential for future secondary-suite development, subject to City of Calgary approval. Outside, the professionally landscaped yard takes full advantage of its coveted south-facing exposure, while the rear deck and detached garage add both lifestyle appeal and everyday convenience. Set in one of Calgary's most sought-after communities, this home is moments from Confederation Park's extensive walking and recreational paths, playgrounds, and year-round amenities. With schools, shopping, transit, and major routes all close at hand, this is an outstanding opportunity to enjoy sophisticated living in an established neighbourhood.