



GRASSROOTS
REALTY GROUP

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529 28 Avenue NW
Calgary, Alberta

MLS # A2344849



\$599,900

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,030 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: Basement: Electric Range, Refrigerator, Dryer, Washer

INNER-CITY BUNGALOW, OUTSTANDING TREE-LINED LOCATION, AND OVERSIZED DOUBLE DETACHED GARAGE!! Welcome to 529 28 Avenue NW, ideally positioned on a beautiful tree-lined street in the highly desirable community of Mount Pleasant. Offering approximately 1,030 sq. ft. above grade, this well-planned semi-detached home presents an excellent opportunity for homeowners, multi-generational households or investors seeking flexible living space in an established neighbourhood close to downtown. The main level welcomes you into a bright and impressively spacious living room with plenty of room to relax, entertain or gather with family & friends. The adjoining dining area is generously sized for everyday meals & special occasions, while the functional kitchen offers abundant workspace and a practical layout. Two comfortable bedrooms, including the primary bedroom, provide peaceful personal retreats, and a full 4-piece bathroom completes the sleeping wing. Convenient MAIN-FLOOR LAUNDRY adds everyday ease and allows the upper level to function as a self-contained home. A SEPARATE SIDE ENTRANCE leads to the ILLEGAL BASEMENT SUITE, expanding the property's versatility. Downstairs are two additional bedrooms, a second kitchen, full 3-piece bathroom & separate laundry. The expansive recreation and living area offers approximately 297 sq. ft. of flexible space, easily accommodating distinct lounging, dining, games or work-from-home zones. Whether used for extended family, older children or guests, this lower level delivers an impressive amount of usable space & privacy. Outside, the OVERSIZED DOUBLE DETACHED GARAGE provides excellent room for vehicles, storage, bikes, sporting equipment or a workshop setup. A rear deck creates another spot to enjoy the outdoors, while the

mature streetscape gives the property the warmth and character that make inner-city living so appealing. Mount Pleasant is loved for its welcoming residential atmosphere, mature trees and OUTSTANDING central location. CONFEDERATION PARK is close by, offering pathways, green space, picnic areas and year-round recreation, while nearby parks, schools and playgrounds make daily life wonderfully convenient. Enjoy quick access to Centre Street and 16 Avenue, creating easy connections to downtown, SAIT, the University of Calgary, hospitals and major employment centres. Everyday essentials are also within easy reach, including major grocery stores, local shops, services & transit. The surrounding inner-city communities offer a vibrant collection of popular caf  s, bakeries, TRENDY RESTAURANTS and independent businesses, with additional shopping & dining destinations only minutes away. This is a RARE chance to secure a FOUR-BEDROOM bungalow-style half duplex with two living areas, two kitchens, two laundry spaces, a separate side entrance & exceptional garage capacity - all in Mount Pleasant, one of Calgary's most connected & established neighbourhoods. Book your PRIVATE TOUR TODAY!!