

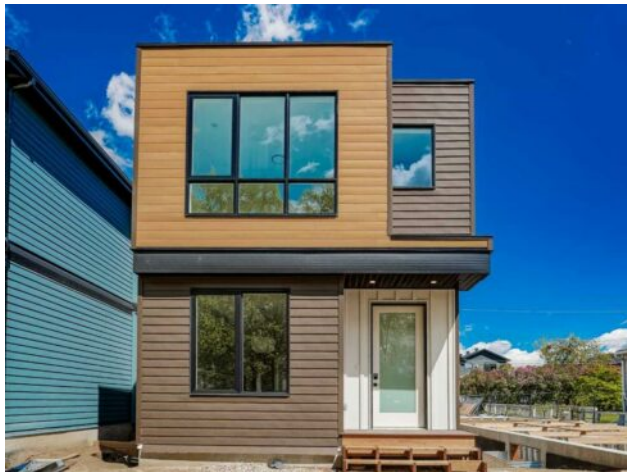


GRASSROOTS
REALTY GROUP

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436 28 Avenue NW
Calgary, Alberta

MLS # A2223271



\$1,010,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,949 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Metal Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE SUNDAY JUNE 15 (1:00pm-3:00pm). Exquisite new-construction residence in the heart of Mount Pleasant, offering over 2,500 sq ft of thoughtfully designed living space. Featuring 4 bedrooms and 3.5 bathrooms, this detached home perfectly blends modern sophistication with practical comfort. Constructed using off-site controlled methods, this home benefits from enhanced precision and quality control—resulting in superior craftsmanship, reduced material waste, and consistent build standards throughout. Step inside to a bright, open-concept floor plan enhanced by 9-foot ceilings and rich engineered hardwood flooring throughout. The heart of the home—a chef-inspired kitchen—boasts custom cabinetry with soft-close drawers and doors, stainless steel appliances, and a layout designed for both beauty and function. Upstairs, the spacious primary suite serves as a serene retreat, complete with a spa-like ensuite bathroom and ample closet space. Two additional bedrooms and a convenient upper-level laundry room provide functionality for family living. The fully finished lower level is designed for entertainment and relaxation, featuring a generous recreation area, wet bar, an additional bedroom, and a full bathroom—ideal for hosting guests or enjoying cozy nights in. Perfectly situated in one of Calgary’s most desirable inner-city communities, this home is just steps from a variety of amenities. Enjoy nearby parks, mature tree-lined streets, and easy access to local favourites like 4th Spot, Velvet Café, and the Mount Pleasant Arts Centre. The neighbourhood also offers recreational facilities including the Mount Pleasant Sportsplex and Outdoor Pool, along with proximity to King George Elementary, St. Joseph School, SAIT, and the University of Calgary. This exceptional home offers a rare opportunity to enjoy

luxury living in a vibrant, family-friendly community—just minutes from downtown. Fencing and landscaping will be completed.