



**GRASSROOTS**  
REALTY GROUP

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434 28 Avenue NW  
Calgary, Alberta

MLS # A2237532



**\$1,000,000**

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,938 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Aluminum Siding , Cement Fiber Board, Concrete, Metal Siding , Wood Framing	Zoning:	R-CG
Foundation:	Other, Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

Discover unparalleled luxury and modern design in this exquisite, newly constructed detached residence, perfectly situated in the highly sought-after inner-city community of Mount Pleasant. This stunning home offers over 2,500 square feet of meticulously designed living space, featuring three spacious bedrooms and two-and-a-half elegantly appointed bathrooms. It flawlessly combines contemporary sophistication with practical comfort, built to exacting standards through advanced off-site controlled construction methods. This innovative approach ensures enhanced precision, superior quality control, reduced material waste, and consistent build standards throughout the entire property. Step inside to be greeted by a bright, expansive open-concept floor plan, accentuated by impressive 9-foot ceilings and rich engineered hardwood flooring that extends throughout the home. The heart of this residence is its chef-inspired kitchen, a culinary masterpiece boasting custom cabinetry with soft-close drawers and doors, state-of-the-art stainless steel appliances, and a thoughtful layout engineered for both aesthetic appeal and supreme functionality. Ascend to the upper level, where the spacious primary suite awaits as a serene and private retreat. It features a spa-like ensuite bathroom designed for ultimate relaxation and ample closet space to accommodate all your needs. This floor also includes two additional well-sized bedrooms and a conveniently located upper-level laundry room, enhancing the functionality and ease of family living. Home R24 exterior walls, and triple glaze windows. Perfectly positioned, this exceptional home is just steps away from a diverse array of amenities that define Mount Pleasant as one of Calgary's most desirable communities. Residents will enjoy easy access to nearby parks, charming mature tree-lined streets, and

local favourites such as 4th Spot, Velvet Caf&eacute;, and the Mount Pleasant Arts Centre. The neighbourhood further boasts outstanding recreational facilities, including the Mount Pleasant Sportsplex and Outdoor Pool, along with excellent proximity to educational institutions like King George Elementary, St. Joseph School, SAIT, and the University of Calgary. This remarkable property represents a rare opportunity to indulge in luxury living within a vibrant, family-friendly community, all while being just minutes from Calgary's bustling downtown core. For your convenience, all fencing and landscaping will be professionally completed. Photos were taken while in the factory.