



**GRASSROOTS**  
REALTY GROUP

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**453 28 Avenue NW**  
**Calgary, Alberta**

**MLS # A2261489**



**\$899,900**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,816 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot, Treed		

**Heating:** Forced Air, Natural Gas

**Floors:** Ceramic Tile, Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Brick, Wood Frame

**Foundation:** Poured Concrete

**Features:** Bookcases, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Wired for Sound

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** Hot Tub

Welcome to this exceptional home in the highly sought-after community of Mount Pleasant, offering more than 2,600 sq. ft. of beautifully finished living space crafted for both comfort and style. Main Level Step inside to an inviting open-concept main floor with oversized windows that flood the home with natural light. The space features gleaming hardwood floors, a striking open-rise staircase, family room/office space and a sophisticated dining area. The spacious living room is anchored by a stone-faced fireplace with a built-in Rus sound system, creating a warm and elegant gathering space. The gourmet kitchen is a chef's dream, equipped with a 6-burner gas stove, built-in convection wall oven, quartz countertops, abundant cabinetry, and a large central island—perfect for entertaining and everyday living. Upper Level Retreat to the luxurious primary suite, complete with a tailored walk-in closet, built-in speakers, and a luxury 5-piece ensuite featuring dual vanities, a jetted tub, a large steam shower, and in-floor heating. Two sizable additional bedrooms, a full bath, and a convenient upper-level laundry room with built-in storage complete this level. Lower Level The fully developed basement extends your living space with in-floor heating, a large rec room with a built-in, a wet bar with beverage fridge and built-in wine holder, plus a fourth spacious bedroom, full bath with large shower, and ample storage. The home is equipped with central air conditioning, a large water heater, and a new roof (2022) with upgraded attic vents. Outdoor Oasis Step outside to your private backyard retreat, featuring a large composite deck, built-in hot tub, professional landscaping, and a 10' x 6' shed with skylight designed by Shed Solutions. The double detached garage is insulated, drywalled, painted, and finished with an epoxy floor and 8-ft door. Prime Location This

exceptional property is ideally located just minutes from Confederation Park, Mount Pleasant Art Centre, University of Calgary, Nose Hill Park, golf courses, the Winter Club, and an array of local shops and cafes. Families will love being within walking distance of schools, parks, and playgrounds, with an easy commute to downtown. This beautiful Mount Pleasant home has it all—modern design, thoughtful upgrades, and an unbeatable location. Don't miss your chance to make it yours!