



GRASSROOTS
REALTY GROUP

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443 28 Avenue NW
Calgary, Alberta

MLS # A2264560



\$984,900

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,987 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, L		

Heating:	Central, High Efficiency, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Storage, Track Lighting, Tray Ceiling(s), Walk-In Closet(s)

Inclusions: Solar Panels, Hood Fan

Offering a blend of sophistication and functionality, this upscale semi-detached home in Mount Pleasant offers 2,925 Sq.Ft. of thoughtfully designed living space on a quiet, tree-lined street in Calgary's inner city. High ceilings on all three levels—including the fully developed basement—and large windows provide natural light for the open floor plans. The main floor features textured hardwood, detailed millwork, and an architecturally striking open staircase. The gourmet kitchen, finished with granite countertops and rich dark cabinetry includes a full package of stainless Jenn-Air appliances, centering the main level with style and practicality. Upstairs, the primary retreat includes a large customized walk-in closet and a spa-inspired 5-piece ensuite with a large jetted tub, walk in shower and dual vanity. Two additional bedrooms, central 4-piece bath, and a well-appointed laundry room complete the upper level. The lower level offers a spacious rec room, fourth bedroom, beautifully finished 3-piece bath with walk-in shower, and a sleek wet bar—ideal for guests and entertaining. The professionally installed solar panel system (SkyFire Energy) helps to reduce energy costs while adding long-term value. Gutter protectors (Gutter Doctor) and high-quality finishings throughout speak to the care and attention invested in the home. Outdoors, the south-facing backyard offers a private retreat with two productive garden plots, a shaded patio area along the garage, and a charming garden strip that runs along the walkway and fence. Set on a quiet avenue framed by a mature tree canopy, this location balances serenity with walkability. École de la Rose Sauvage and St. Joseph's School are just steps away. Walk to Lina's Market, Safeway, Confederation Park, and local favourites like 4th Spot, Our House, and Turca. Transit access is quick

and convenient with nearby BRT and local routes. Minutes to downtown and just 15 minutes to the airport—this home delivers upscale inner-city living without compromise.