



631 28 Avenue NW
Calgary, Alberta

MLS # A2276819



\$1,299,999

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,925 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Sump Pump(s)		
Inclusions:	N/A		

Welcome to this brand-new, two-story home situated on a desirable south-facing backyard lot in the heart of Mount Pleasant, just steps from Confederation Park. Enjoy one of the community's most sought-after locations with immediate access to walking paths, green space, playgrounds, and year-round recreational amenities. This thoughtfully designed home features a custom kitchen complete with a beadboard-paneled hood canopy, oversized quartz island, and designer light fixtures, creating a perfect space for everyday living and entertaining. The inviting living area is highlighted by a limestone fireplace mantle, adding warmth and character to the home. Upstairs, the primary ensuite offers a beautifully finished tub area and oversized shower, while laundry equipment is conveniently included. The fully finished basement provides additional living space and offers flexibility, with the option to convert into a suite if desired. A secondary suite would be subject to approval and permitting by the city/municipality. The professionally landscaped exterior complements the sunny south-facing backyard, ideal for outdoor enjoyment. Located close to schools, shopping, transit, and major roadways, this home combines modern finishes with an exceptional location in one of Mount Pleasant's most vibrant and family-friendly neighborhoods.