



**506 28 Avenue NW  
Calgary, Alberta**

**MLS # A2279973**



**\$979,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	2,024 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Low Flow Plumbing Fixtures, Quartz Counters, Separate Entrance, Walk-In Closet(s)

**Inclusions:** REFRIGERATOR, HOOD FAN, DISHWASHER, STOVE, GARAGE CONTROL, GARAGE REMOTE, WASHER AND DRYER

THE BEST PRICED DUPLEX IN MOUNT PLEASANT! Welcome home to this beautiful infill duplex on a highly desired street and community of Mt. Pleasant! This 2-storey home offers over 2800 SQFT of living space, featuring 5 bedrooms, 4 bathrooms, bonus room, and a 2-bedroom legal SUITE! As you step into the home, you are welcomed by the spacious, open-concept dining room, with views to your expansive kitchen with lots of storage and counter space, not to mention the additional butler's pantry! Stepping away from your kitchen, you step into your own cozy gathering living space, which is perfect for a relaxing evening. The 2 piece bathroom and back entrance with a large mudroom offering plenty of space to store shoes and outerwear, completes this floor. Making your way to the upper floor, you'll find your large master bedroom, with your spa-like ensuite layout featuring a large walk-in shower, soaker tub, and his and her sinks, making this space your getaway retreat! Two large secondary bedrooms, a bonus room/office space, a contemporary laundry + full additional bathroom also complete this floor. The basement showcases 2 spacious bedrooms with a full-size kitchen, a living area, and another full-size bathroom. Located on a quiet street, close to shops, transit, parks, schools, + a quick trek down to the restaurants. This completed home is a must-see! Book your viewing today! Best priced brand new duplex, this is your chance now to own the best priced duplex in Mount Pleasant!