



GRASSROOTS
REALTY GROUP

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506 28 Avenue NW
Calgary, Alberta

MLS # A2279973



\$1,079,888

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

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

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

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!