



411 28 Avenue NW
Calgary, Alberta

MLS # A2286864



\$1,249,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,960 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, None, See Remarks, Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks		

Inclusions: N/A

Situated on one of the area's most charming, family-friendly streets, beautifully lined with mature oak trees, this location delivers the perfect blend of inner-city convenience and neighborhood warmth. Exceptional pre-sale opportunity in the highly sought-after community of Mount Pleasant! Offering over 2,800 sq ft of thoughtfully designed living space, this home features a fully legal basement suite with separate entrance and private laundry — perfect for rental income, mortgage assistance, or multi-generational living. The bright main floor features 11-ft ceilings, wide plank hardwood floors, and a designer kitchen with a dramatic 14-ft waterfall island, quartz countertops, white oak shaker cabinetry, plaster hood fan, premium appliances, and modern gold/black accents. The spacious living room showcases a custom brick gas fireplace and built-ins, while the mudroom offers functional storage. Upstairs offers 9-ft ceilings and a stunning primary retreat with HUGE vaulted ceilings, and a spa-inspired 5-piece ensuite with in-floor heat and steam shower rough-in. Two additional bedrooms with walk-in closets and a full laundry room complete the level. The legal basement suite includes a full kitchen, living area, 2 bedrooms, bath, and separate laundry. Additional features include dual furnaces with HRVs, A/C rough-in, ceiling speakers, security rough-in, and custom closets. Located steps to Confederation Park and minutes to SAIT, UofC, hospitals, LRT, and downtown. Call today for details!