



**415 28 Avenue NW  
Calgary, Alberta**

**MLS # A2301789**



**\$850,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,789 sq.ft.	<b>Age:</b>	1998 (28 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>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, Pri		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Shed

Tucked on one of Mount Pleasant's most signature streets, where a magnificent canopy of mature trees arches overhead and a warm sense of community spirit fills the air, this charming and thoughtfully designed semi-detached home blends warmth, character, and everyday practicality across three fully developed floors. With over 2,575 square feet of meticulously maintained and air-conditioned living space, this 2-storey home welcomes you through a gracious foyer with architectural nooks ideal for a bench and a handsome antique buffet. The main floor flows beautifully from a bright and private home office with French doors, perfect for focused work or creative pursuits, through a well-appointed powder room, and into a stunning kitchen with flat panel maple cabinetry, under-cabinet lighting, a large island, two generous pantries, Corian countertops, and premium stainless appliances including a KitchenAid gas range, new Bosch dishwasher, LG fridge, and hood fan. Main level hardwood floors were re-finished (2026). The open living and dining area is bathed in natural light through a wall of windows and anchored by a beautiful two-sided gas fireplace with a display shelf above, creating a warm and inviting space made for evenings with family and friends. A laundry and mud room with a third pantry leads seamlessly to the spectacular outdoor living space beyond. Upstairs, three bedrooms and two full baths offer wonderful comfort. The primary suite impresses with a walk-in closet, a second large closet, and a luxurious 5-piece ensuite with double sinks, a jetted tub, walk-in shower, and in-floor heating. A delightful library and sitting area overlook the tree-canopied street below, a lovely perch for morning coffee or an evening read. Carpets replaced (2026). The fully developed lower level adds two more bedrooms with walk-in closets, a 3-piece bath with

walk-in shower, generous under-stair storage, and a flexible bonus room wired for home theatre and equally suited as a gym, hobby space, or office. Quality finishes include hardwood floors, plush new carpet, 4.5-inch baseboards, interiors freshly painted and colours influenced by an interior designer, 50-year Malarkey shingles (2011). Six-inch insulated walls and an insulated ceiling keep utility costs impressively low year-round. Outside, a large deck with a privacy louvre wall and barbecue overhang overlooks a sunny, south-facing yard bursting with perennials, leading to an oversized double garage. The front verandah is your front-row seat to one of the finest streets in the community. This is the Mount Pleasant lifestyle at its best: walk to Confederation Park, the restaurants and cafes of Centre Street and 4th Street, the shops of 16th Avenue, and downtown Calgary in minutes. Great neighbours, street parties, and walkable, safe streets complete the extraordinary lifestyle that Mount Pleasant and this lovely home has to offer!