

# \$2,486,800 - 517 28 Avenue Nw, Calgary

MLS® #A2188005

**\$2,486,800**

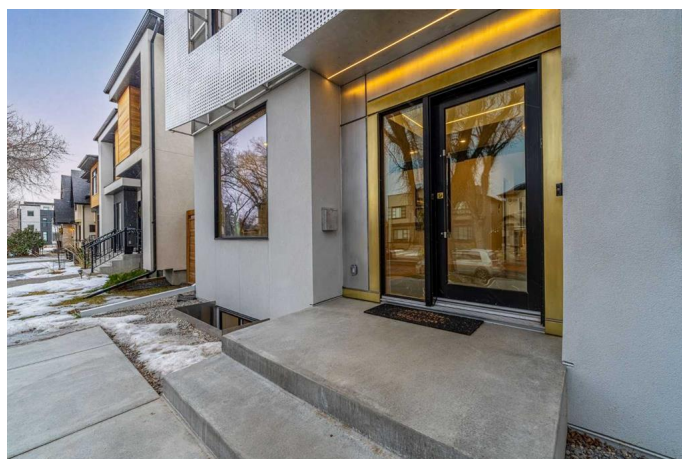
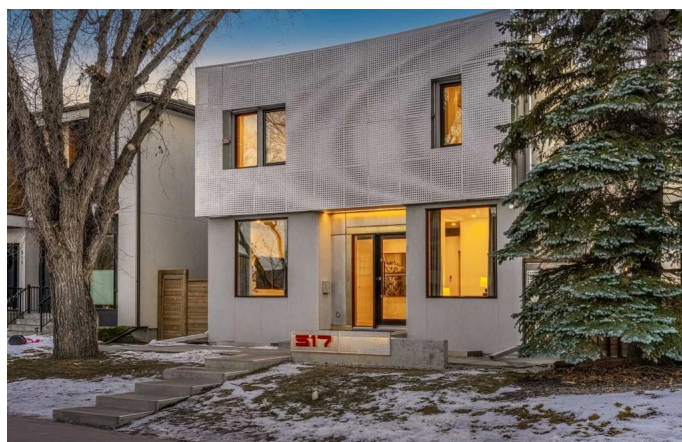
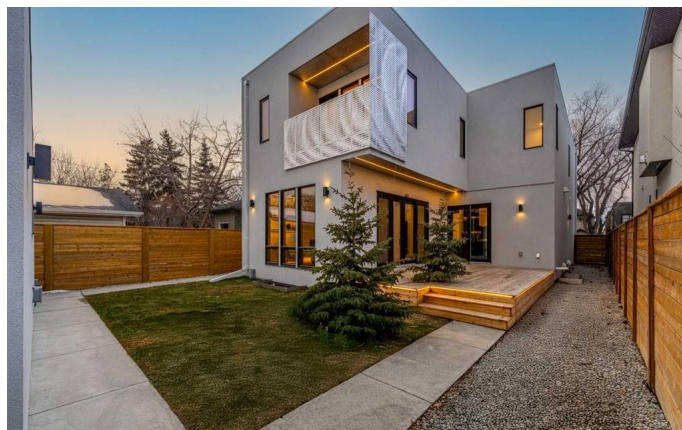
6 Bedroom, 5.00 Bathroom, 3,193 sqft  
Residential on 0.12 Acres

Mount Pleasant, Calgary, Alberta

**\*\*OPEN HOUSE - Saturday, March 15th from 12-2PM\*\*** Brought to you by the award winning Architectural design-build firm Mercedes & Singh, this **CUSTOM-BUILT** residence blends urban elegance with thoughtful craftsmanship, offering **OVER 4500 SQ.FT.** of sophisticated living space in Calgary's premier inner-city.

Step inside to a **STRIKING ENTRYWAY** that sets the tone for the home's **BESPOKE** finishes and **ARCHITECTURAL** details. The sun-drenched main floor features **FLOOR-TO-CEILING WINDOWS** with seamless flow to the **LARGE PRIVATE REAR DECK & yard**. A **CHEF'S KITCHEN** with custom cabinetry, **JENNAIR** appliances, an oversized **REAL MARBLE** island, and a **BUTLER'S PANTRY** makes entertaining effortless. The main level also includes a formal dining room, side entry mudroom, a versatile office/flex room, and a tasteful powder room. Plus, the home is **ELEVATOR-ready** for future convenience.

The second level offers **FOUR BEDROOMS**, including two luxurious primary suites—each with **SPA-LIKE** ensuites and **WALK-IN** closets, with one featuring its own **PRIVATE BALCONY**. Two additional bedrooms share a well-appointed full bathroom, and a dedicated second-floor laundry room ensures convenience. **ELEVATOR** access serves all levels for easy mobility.



The fully developed lower level includes a LEGAL SUITE complete with a kitchen, expansive recreation room, TWO LARGE BEDROOMS with WALK-IN closets, a full bathroom, ample storage, and a SECOND LAUNDRY roomâ€”perfect for guests or multi-generational living.

Outside, the BESPOKE ALUMINUM FACADE creates a bold architectural statement, complemented by a detached TRIPLE GARAGE with EV CHARGER and a spacious rear deck. CUSTOM FABRICATED LIGHTING throughout the home and EXPOSED STEEL BEAMS enhance its modern aesthetic.

Located on a TREE LINED STREET steps from CONFEDERATION PARK in desirable Mount Pleasant, with easy access to SAIT, U of C, Children's & Foothills Hospitals, public transit, major roadways, and top amenities.

This is more than a homeâ€”it's a STATEMENT OF HUMAN EXPERIENCE AND ARCHITECTURAL EXCELLENCE.

Built in 2024

### **Essential Information**

MLS® #	A2188005
Price	\$2,486,800
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,193
Acres	0.12
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status Active

### Community Information

Address 517 28 Avenue Nw  
Subdivision Mount Pleasant  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2M 2K9

### Amenities

Parking Spaces 3  
Parking Alley Access, In Garage Electric Vehicle Charging Station(s), Plug-In, See Remarks, Triple Garage Detached  
# of Garages 3

### Interior

Interior Features Built-in Features, Chandelier, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Beamed Ceilings, Closet Organizers, Stone Counters, Elevator, French Door, High Ceilings, Smart Home, Skylight(s), Wet Bar  
Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Bar Fridge, Built-In Refrigerator, Gas Range  
Heating Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features Other, Private Entrance, Private Yard, Lighting  
Lot Description Back Lane, Landscaped, Level, Rectangular Lot, Low Maintenance Landscape  
Roof Flat Torch Membrane  
Construction Wood Frame, Metal Siding, See Remarks, Stucco

Foundation            Poured Concrete

### **Additional Information**

Date Listed            January 22nd, 2025

Days on Market      51

Zoning                 R-C2

### **Listing Details**

Listing Office         Real Broker

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