

\$2,398,800 - 517 28 Avenue Nw, Calgary

MLS® #A2188005

\$2,398,800

6 Bedroom, 5.00 Bathroom, 3,193 sqft

Residential on 0.12 Acres

Mount Pleasant, Calgary, Alberta

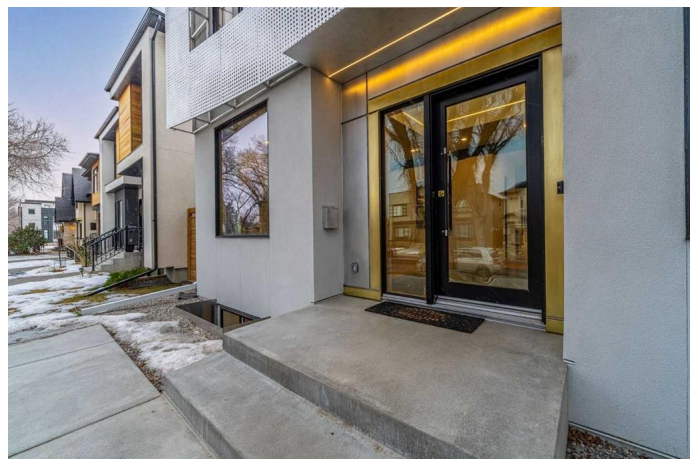
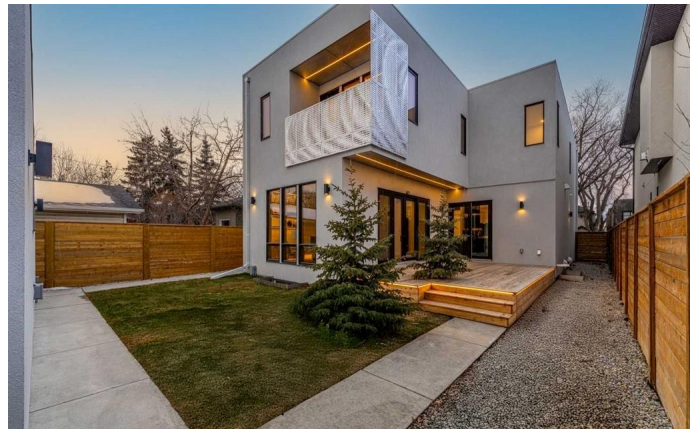
****OPEN HOUSE - Saturday, April 19th from 12-3PM and Sunday, April 20th from 12-2PM****

Check out our 24/7 Virtual Open House.

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 room—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 home—it's a STATEMENT OF HUMAN EXPERIENCE AND ARCHITECTURAL EXCELLENCE.

Built in 2024

Essential Information

MLS® #	A2188005
Price	\$2,398,800
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, See Remarks, In Garage Electric Vehicle Charging Station(s), Plug-In, Triple Garage Detached
# of Garages	3

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, Elevator, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Skylight(s), Smart Home, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s), Wet Bar, Beamed Ceilings
Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer
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	Lighting, Other, Private Entrance, Private Yard
Lot Description	Back Lane, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot

Roof	Flat Torch Membrane
Construction	Metal Siding, See Remarks, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 22nd, 2025
Days on Market	88
Zoning	R-C2

Listing Details

Listing Office	Real Broker
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