

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

MLS® #A2188005

**\$2,398,800**

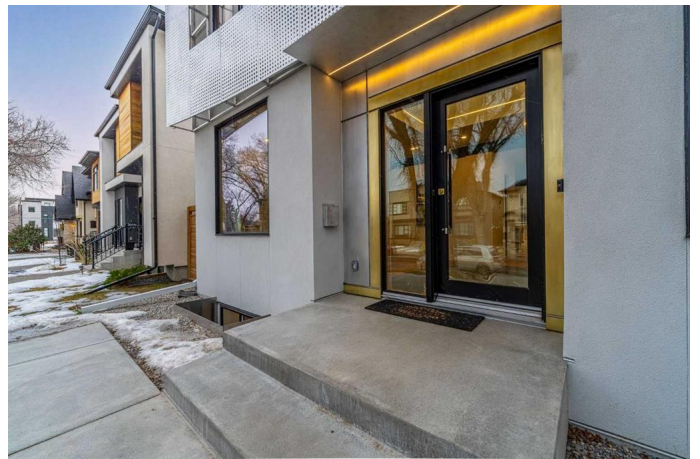
6 Bedroom, 5.00 Bathroom, 3,193 sqft  
Residential on 0.12 Acres

Mount Pleasant, Calgary, Alberta

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

### Interior

Interior Features Beamed Ceilings, Built-in Features, Chandelier, Closet Organizers, Stone Counters, Double Vanity, Elevator, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Recessed Lighting, Smart Home, Skylight(s), Soaking Tub, Separate Entrance, Storage, Wet Bar, Walk-In Closet(s)  
Appliances Central Air Conditioner, Bar Fridge, Built-In Refrigerator, Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Range, Refrigerator, Range Hood, 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, Low Maintenance Landscape, Landscaped, Level, 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        90  
Zoning                      R-C2

**Listing Details**

Listing Office            Real Broker

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