

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

MLS® #A2188005

**\$2,398,800**

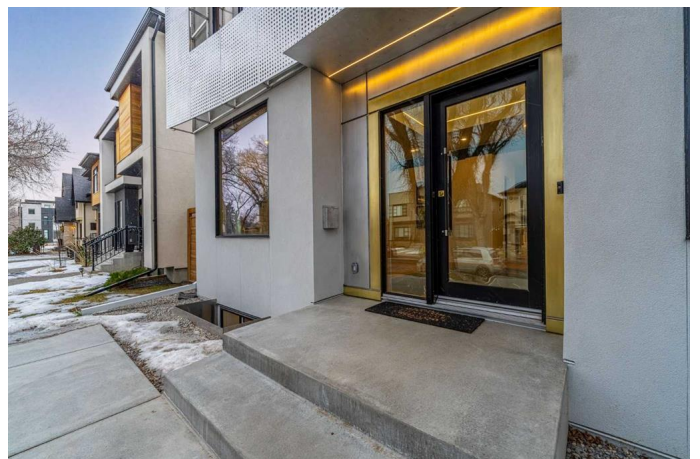
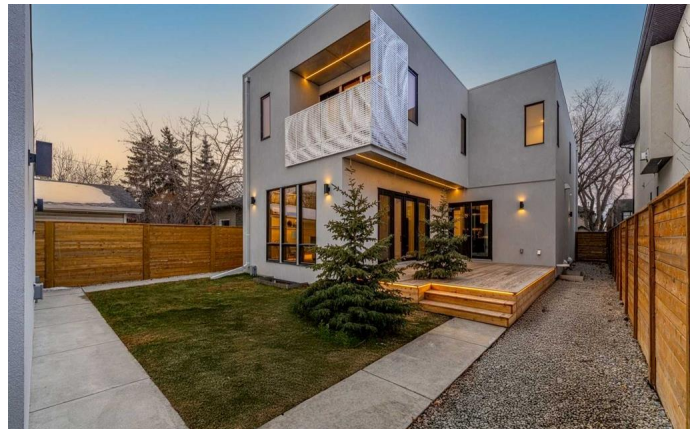
6 Bedroom, 5.00 Bathroom, 3,193 sqft  
Residential on 0.12 Acres

Mount Pleasant, Calgary, Alberta

**\*\*OPEN HOUSE - Saturday, April 12th from 12pm-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 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 Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Beamed Ceilings, Chandelier, Stone Counters, Elevator, French Door, See Remarks, Smart Home, Skylight(s), Soaking Tub, Storage, Wet Bar  
Appliances Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Central Air Conditioner, Bar Fridge, Built-In Refrigerator, Dryer, Gas Range, 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 Private Yard, Lighting, Other, Private Entrance  
Lot Description Back Lane, Landscaped, Level, Low Maintenance Landscape, Rectangular Lot  
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	78
Zoning	R-C2

### **Listing Details**

Listing Office	Real Broker
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