

# \$1,298,800 - 431 28 Avenue Nw, Calgary

---

MLS® #A2189151

**\$1,298,800**

4 Bedroom, 5.00 Bathroom, 2,665 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Welcome to this stunning three-storey detached infill home, located in the peaceful community of Mount Pleasant, just a few blocks away from the serene Confederation Park. Thoughtfully designed by Marygold Homes, this exceptional property offers over 3,300 square feet of living space, featuring 4 bedrooms, 4.5 bathrooms, and TWO balconies—perfectly suited for families seeking both elegance and functionality in their everyday living space. The main level impresses with an open and spacious floor plan, beginning with a bright dining room at the front of the home that floods with natural light. The central kitchen is a chef’s dream, complete with full-height shaker cabinetry, a stylish tile backsplash, and a custom-built hood fan canopy. The oversized island, with a dual-basin undermount sink and bar-style seating, serves as the heart of the kitchen. The adjacent living room features an inset gas fireplace surrounded by a custom-built mantle, creating a warm and inviting atmosphere. The mudroom is thoughtfully designed with a built-in closet and bench for optimal organization, offering convenient access to the fully fenced backyard. On the second level, you'll find a bright bonus room, a secondary bedroom with a built-in closet, and a 4-piece bathroom. The exquisite junior-suite on this level boasts a spacious custom-built walk-in closet and a luxurious 5-piece ensuite, complete with a dual-sink vanity, tiled shower, drop-in corner tub, and separate toilet access.



The third storey is dedicated to the impressive master-suite. With vaulted ceilings and large windows, the space feels open and airy. The master ensuite is a true retreat, featuring a dual-sink vanity, glass steam shower, large soaker tub, separate toilet access, and a capacious walk-in closet. Adjacent to the ensuite, a door leads to a private, south-facing balcony, providing a serene space to relax. A spacious loft/sitting area outside the master-suite is bathed in natural light and leads to the front, north-facing balcony, offering an additional outdoor escape. The fully finished basement offers a fourth bedroom, a 3-piece bathroom, and a large recreation room with a wet bar—perfect for family gatherings or entertaining guests. This exquisite home combines thoughtful design, spacious living, and luxurious finishes, making it a perfect choice for those seeking comfort and style in the heart of Mount Pleasant.

**\*\*PLEASE NOTE:** Property is not yet built; construction will start soon. Buyers can choose interior color selections (tiles, flooring, lighting, paint, etc.) at this time - contact listing agent for more info. Photos used in listing are of previously built home and are for reference/illustration purposes only (similar layout); exterior rendering is also only for reference/illustration purposes.\*\*



**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2189151    |
| Price          | \$1,298,800 |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,665       |
| Acres          | 0.07        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 3 Storey |
| Status   | Active   |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 431 28 Avenue Nw |
| Subdivision | Mount Pleasant   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2M2K7           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound, Jetted Tub, Recessed Lighting, Sump Pump(s) |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator                                                                                                                                             |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                                                                                                          |
| Cooling           | None                                                                                                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                                                                                                          |
| Fireplaces        | Gas, Living Room, Insert, Mantle, Tile                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                                                                                                                             |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Other                                       |
| Lot Description   | Back Yard, Front Yard                       |
| Roof              | Asphalt Shingle                             |
| Construction      | Composite Siding, Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete                             |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 21st, 2025 |
| Days on Market | 100                |
| Zoning         | R-C2               |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Quest Realty |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.