

# \$1,010,000 - 436 28 Avenue Nw, Calgary

MLS® #A2223271

**\$1,010,000**

4 Bedroom, 4.00 Bathroom, 1,949 sqft  
Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

**OPEN HOUSE SUNDAY JUNE 15**

(1:00pm-3:00pm). Exquisite new-construction residence in the heart of Mount Pleasant, offering over 2,500 sq ft of thoughtfully designed living space. Featuring 4 bedrooms and 3.5 bathrooms, this detached home perfectly blends modern sophistication with practical comfort. Constructed using off-site controlled methods, this home benefits from enhanced precision and quality control—resulting in superior craftsmanship, reduced material waste, and consistent build standards throughout. Step inside to a bright, open-concept floor plan enhanced by 9-foot ceilings and rich engineered hardwood flooring throughout. The heart of the home—a chef-inspired kitchen—boasts custom cabinetry with soft-close drawers and doors, stainless steel appliances, and a layout designed for both beauty and function.

Upstairs, the spacious primary suite serves as a serene retreat, complete with a spa-like ensuite bathroom and ample closet space. Two additional bedrooms and a convenient upper-level laundry room provide functionality for family living.

The fully finished lower level is designed for entertainment and relaxation, featuring a generous recreation area, wet bar, an additional bedroom, and a full bathroom—ideal for hosting guests or



enjoying cozy nights in.

Perfectly situated in one of Calgary’s most desirable inner-city communities, this home is just steps from a variety of amenities. Enjoy nearby parks, mature tree-lined streets, and easy access to local favourites like 4th Spot, Velvet Café, and the Mount Pleasant Arts Centre. The neighbourhood also offers recreational facilities including the Mount Pleasant Sportsplex and Outdoor Pool, along with proximity to King George Elementary, St. Joseph School, SAIT, and the University of Calgary.

This exceptional home offers a rare opportunity to enjoy luxury living in a vibrant, family-friendly community—just minutes from downtown. Fencing and landscaping will be completed.

Built in 2025

Essential Information

MLS® #	A2223271
Price	\$1,010,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,949
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	436 28 Avenue Nw
Subdivision	Mount Pleasant

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M2K6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level
Roof	Membrane
Construction	Cement Fiber Board, Concrete, Metal Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 22nd, 2025
Days on Market	26
Zoning	R-CG

### Listing Details

Listing Office	eXp Realty
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