

517 28 Avenue, Calgary T2M2K9

MLS®#: **A2099973** Area: **Mount Pleasant** Listing **01/12/24** List Price: **\$2,300,000**  
 Status: **Active** County: **Calgary** Change: **+\$200k, 17-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2023**  
Lot Information  
 Lot Sz Ar: **5,069 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,190**  
 Low Sqft:  
 Ttl Sqft: **3,190**

DOM

**344**  
Layout  
 Beds: **6 (4 2 )**  
 Baths: **4.5 (4 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **3**  
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Landscaped,Rectangular Lot**  
 Park Feat: **In Garage Electric Vehicle Charging Station(s),Plug-In,See Remarks,Triple Garage Detached**

Utilities and Features

Roof: **Flat Torch Membrane**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other,Private Yard**

Construction: **Metal Siding ,See Remarks,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Cooktop,Garage Control(s),Refrigerator,Stove(s)**  
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Elevator,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,See Remarks,Separate Entrance,Skylight(s),Soaking Tub,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	20`1" x 15`0"	Dining Room	Main	16`1" x 11`2"
Living Room	Main	22`8" x 16`8"	Office	Main	11`0" x 8`4"
Atrium	Main	14`0" x 9`3"	Laundry	Upper	8`7" x 5`9"
Furnace/Utility Room	Basement	11`2" x 11`0"	Mud Room	Main	8`5" x 6`0"
Balcony	Upper	11`1" x 4`0"	Bedroom - Primary	Upper	18`4" x 10`2"
Bedroom	Upper	15`10" x 10`10"	Bedroom	Upper	10`11" x 9`8"
Bedroom	Upper	11`2" x 9`8"	Bedroom	Basement	16`0" x 12`4"
Bedroom	Basement	15`3" x 13`6"	4pc Bathroom	Upper	0`0" x 0`0"

5pc Ensuite bath  
4pc Bathroom  
Kitchen With Eating Area

Upper  
Basement  
Basement

0`0" x 0`0"  
0`0" x 0`0"  
21`7" x 19`7"

2pc Bathroom  
4pc Ensuite bath  
Laundry

Main  
Upper  
Basement

0`0" x 0`0"  
0`0" x 0`0"  
6`3" x 4`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

3955R

Zoning:  
R-C2

Remarks

Pub Rmks:

**This remarkable residence embodies the pinnacle of luxury living and smart home technology, meticulously crafted by the renowned design firm Mercedes and Singh. This iconic home invites you to explore the epitome of urban elegance and is Calgary's freshest, luxurious inner-city sanctuary & is ready to be yours Summer 2024. This picturesque home welcomes you with a striking entryway, unveiling the floor above. The main floor offers a versatile office/flex room for your convenience, a tasteful powder room, a practical mudroom, & a living room adorned with a bespoke feature wall & a cozy gas fireplace. The interior seamlessly connects with the outdoors through expansive, sunlit windows & glass doors that beckon you to the private rear deck & yard. For the culinary enthusiast, the chef-inspired kitchen is nothing short of a dream. Adorned with custom cabinetry, a generous island graced with quartz countertops & an ingeniously designed walkthrough butler's pantry that effortlessly leads to the formal dining area, adding an extra layer of convenience to your lifestyle. A barrier free elevator also makes accessing all levels easy and hassle free. Ascend to the second level of this magnificent home via the custom staircase, & the charm continues to unfold, catering to families at every stage of life. Impeccably designed, this level boasts four bedrooms, including not one but two primary bedrooms, each graced with its own spacious walk-in closet & luxurious ensuite bathroom. The southern bedroom also features it's own private balcony overlooking the rear yard. The two additional bedrooms are thoughtfully appointed & conveniently share access to another full bathroom. But that's not all; practicality meets luxury with elevator access & a dedicated second-level laundry room, ensuring every need is met effortlessly. Descend to the lower level, where you'll discover a full legal suite with two generously sized bedrooms, accompanied by a well-appointed full bathroom & storage room. For added convenience, a second laundry room has been thoughtfully included, making daily tasks easy & efficient. But the true gem of this level is the expansive recreation room & charming kitchenette. Elevator access is also seamlessly integrated, ensuring both practicality & luxury blend effortlessly. The outside continue to impress with a large rear deck, detached triple garage & one of a kind finishes, including the custom aluminum front facade that instantly transforms this home into an architectural masterpiece. As the name of this home implies, this stunning residence is located close to Confederation Park where you can enjoy peaceful walks daily. It's also located in the desirable community of Mount Pleasant which means that everything is conveniently located including shopping, schools & restaurants. This beautiful home also provides easy access to SAIT, U of C, The Children's Hospital, Foothills Hospital & easy access to the LRT, Highway 1 & Deerfoot Trail.**

Inclusions:  
Property Listed By:

N/A  
**REAL BROKER**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











