



THE
A-TEAM

**RE/MAX
FIRST**

514 28 Avenue, Calgary T2M 2K8

MLS®#: **A2166372**

Area: **Mount Pleasant**

Listing Date: **09/23/24**

List Price: **\$949,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2017**

Lot Information
Lot Sz Ar: **3,013 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot**
Park Feat: **Alley Access,Double Garage Detached,Garage Faces Rear**

DOM

5

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Cement Fiber Board,Stone,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**

Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Skylight(s),Storage,Sump Pump(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Basement	0`0" x 0`0"
5pc Bathroom	Upper	0`0" x 0`0"	6pc Ensuite bath	Upper	0`0" x 0`0"
Living Room	Main	16`2" x 16`1"	Dining Room	Main	16`1" x 11`3"
Kitchen	Main	17`2" x 14`0"	Bedroom - Primary	Upper	13`1" x 13`1"
Bedroom	Upper	12`0" x 10`8"	Bedroom	Upper	14`0" x 11`9"

Laundry
Bedroom

Upper
Basement

8`3" x 5`10"
19`1" x 13`0"

Game Room

Basement

22`11" x 19`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3955R

Zoning:
R-CG

Remarks

Pub Rmks:

Here in the ever-popular inner city community of Mount Pleasant is this extensively upgraded semi-detached home located on this quiet tree-lined street within walking distance to Horsy & Confederation Parks, bus stops & neighbourhood schools. This sleek & stylish modern home enjoys wide-plank engineered hardwood floors & central air, total of 4 bedrooms & 3.5 bathrooms, fully-loaded kitchen with Electrolux stainless steel appliances & fenced backyard with large deck & detached 2 car garage. Truly incredible design of the main floor with its soaring 10ft ceilings & expanse of windows, South-facing living room with 2-sided fireplace...shared with the open concept formal dining room with stunning chandelier & showpiece custom kitchen with 2-toned cabinetry, centre island with wine fridge & top-of-the-line appliances including built-in convection oven & gas cooktop. There's also a great-sized walk-in pantry in the mudroom which has a built-in bench & access to the backyard deck. Upstairs there are 3 fantastic bedrooms & 2 full baths; the private owners' retreat has a tray ceiling & large walk-in closet, views of the backyard & jetted tub ensuite with glass walk-in shower, skylight & granite-topped double vanities. A walk-in linen closet & laundry room with built-in cabinets, sink & Electrolux washer/dryer complete the 2nd floor. A 4th bedroom with walk-in closet & alcove with built-in desk is in the finished lower level, along with another full bath & rec room with wet bar. Additional extras include granite counters in the bathrooms, custom closet organizers, upgraded window coverings & lighting, natural gas line for your BBQ on the deck & staircases with 10mm glass panels & stainless steel railings. A truly exceptional home loaded with all the bells & whistles, in this prime location only a few short minutes to SAIT & North Hill shopping, University of Calgary, LRT & downtown.

Inclusions:
Property Listed By:

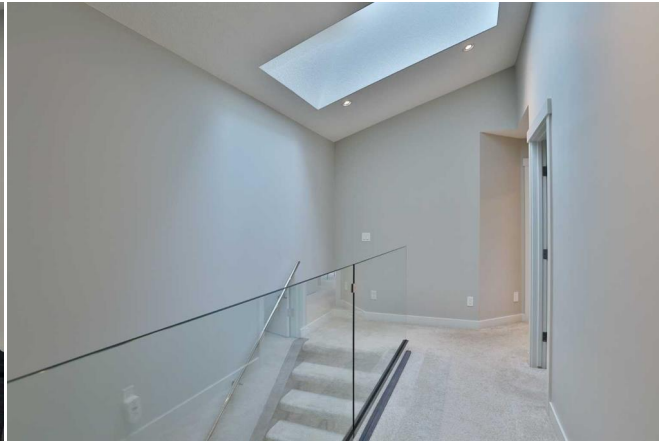
N/A
Royal LePage Benchmark

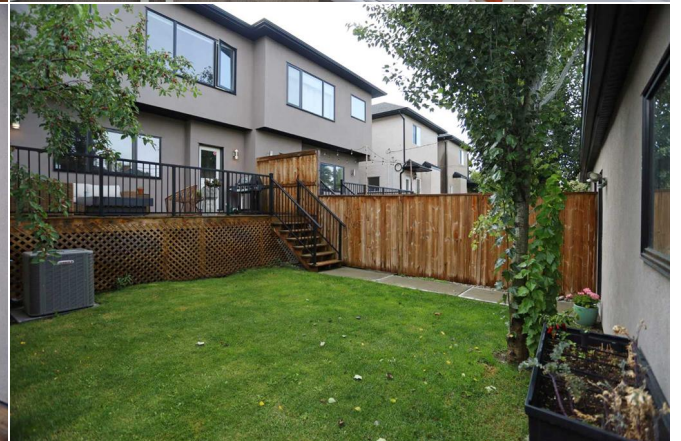
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

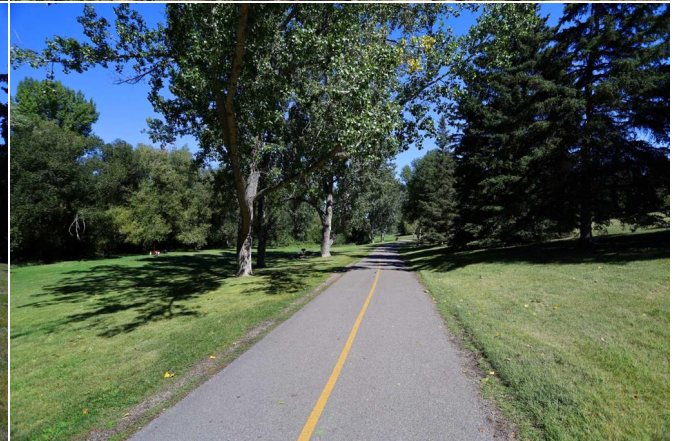












514 28 Ave NW, Calgary, AB

Main Building, Total Exterior Area Above Grade 2028.42 sq ft



Main Floor
Exterior Area 961.59 sq ft

2nd Floor
Exterior Area 1365.33 sq ft

Basement (Below Grade)
Exterior Area 698.22 sq ft