



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**506 28 AVE NW Avenue, Calgary T2M 2K8**

MLS®#: **A2179719**

Area: **Mount Pleasant**

Listing Date: **11/17/24**

List Price: **\$1,148,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**2,024**

Year Built:

**2024**

Low Sqft:

Ttl Sqft:

**2,024**

Lot Information

Lot Sz Ar:

**3,000 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Rectangular Lot**

**Double Garage Detached**

DOM

**34**

Layout

Beds:

**5 (3 2 )**

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**

Sewer: **Other**

Ext Feat: **Other**

Construction:

**Wood Frame**

Flooring:

**Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Refrigerator,Stove(s),Washer**

Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Granite Counters,Low Flow Plumbing Fixtures,Quartz Counters,Separate Entrance,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`8" x 11`11"
Kitchen	Main	19`10" x 8`9"
2pc Bathroom	Main	4`11" x 5`10"
Bedroom	Upper	12`4" x 11`5"
4pc Bathroom	Upper	7`7" x 5`11"
Walk-In Closet	Upper	6`0" x 8`6"
5pc Ensuite bath	Upper	16`10" x 8`5"
4pc Bathroom	Lower	9`10" x 5`6"
Living Room	Lower	12`2" x 14`11"
Storage	Lower	10`9" x 5`9"

Room	Level	Dimensions
Pantry	Main	6`1" x 5`6"
Dining Room	Main	11`9" x 12`10"
Bedroom	Upper	12`4" x 9`11"
Laundry	Upper	5`1" x 6`2"
Office	Upper	8`5" x 8`7"
Bedroom - Primary	Upper	12`6" x 13`1"
Bedroom	Lower	9`10" x 12`10"
Kitchen	Lower	10`9" x 8`3"
Bedroom	Lower	10`5" x 12`7"

Title: **Fee Simple**  
 Legal Desc: **3955R**

Zoning: **R-C2**

Remarks

Pub Rmks: **Welcome home to this beautiful PRE-SALE OPPORTUNITY W/ A 2-BED LEGAL SUITE on this stunning infill duplex on a highly desired street and community of Mt. Pleasant! This 2-storey home offers over 2800 SQFT of living space, featuring 5 bedrooms, 4 bathrooms, and a bonus room! As you step into the home, you are welcomed by the spacious, open-concept dining room, with views to your expansive kitchen with lots of storage and counter space, not to mention the additional butler's pantry! Stepping away from your kitchen, you step into your own cozy gathering living space which is perfect for a relaxing evening. The 2 piece bathroom and back entrance with a large mudroom offering plenty of space to store shoes and outerwear, completes this floor. Making your way to the upper floor, you'll find your large master bedroom, with your spa-like ensuite layout featuring a large walk-in shower, soaker tub, and his and her sinks, making this space your getaway retreat! Two large secondary bedrooms, bonus room/office space, contemporary laundry + full additional bathroom also complete this floor. The basement showcases a legalized suite with 2 spacious bedrooms with a full-size kitchen, living area, and another full-size bathroom. Located on a quiet street, close to shops, transit, parks, schools + a quick trek down to the restaurants. This completed home will be a must-see!**

Inclusions: **REFRIGERATOR (2), HOOD FAN, DISHWASHER, STOVE (2), GARAGE CONTROL, GARAGE REMOTE (2), WASHER(2), DRYER(2)**

Property Listed By: **Century 21 Bravo Realty**

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





