

\$1,599,000 - 522 28 Avenue Nw, Calgary

MLS® #A2107954

\$1,599,000

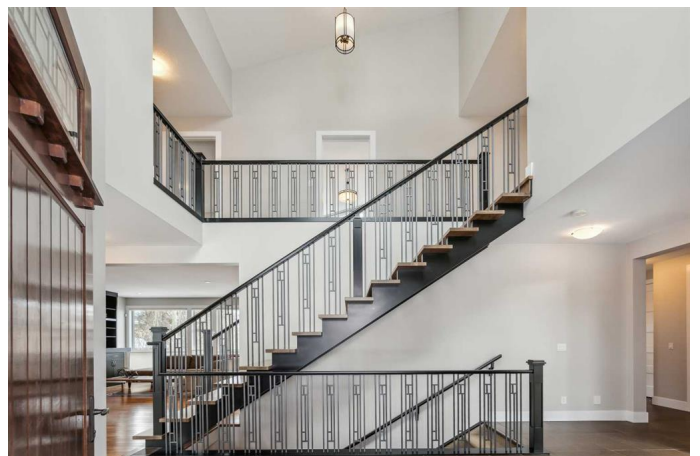
5 Bedroom, 4.00 Bathroom, 2,726 sqft

Residential on 0.14 Acres

Mount Pleasant, Calgary, Alberta

Freshly professionally painted throughout in designer neutrals, Architecturally stunning describes this remarkable West Coast-style 5 Bedroom home with Main level Office and TRIPLE garage set on a desirable 50' wide lot on a beautiful, tree-canopied street. Situated minutes to Confederation Park with new builds revitalizing the block, this skillfully crafted custom home with over 4000 sq.ft. of living area exudes warmth and understated elegance with its gorgeous West Coast architectural elevation. Upon entry, you'll note the admirable 25' vaulted ceiling and striking windows that invite in the natural light. On the main level, working from your home Office is a dream with soaring windows, vaulted ceilings and 8' French doors. In addition to the private office, there is also a sunny front library retreat or music room. The High Performance kitchen is perfect for hosting both family and friends with sleek cabinetry, Dacor Gas cooktop and upscale JennAir package with integrated refrigerator, dual wall ovens and dual dishwashers – your home will be the destination for many wonderful gatherings. The kitchen opens to the living and dining areas, all with gorgeous views of the lovely private yard. Separate pantry, generous mudroom and guest bath with heated floors completes this level.

Up the Hardwood open riser staircase you'll find the Primary bedroom with vaulted 12' ceiling, private balcony, dual closets with built-ins and 5 pc ensuite with



Hytec jetted tub to relax in at the end of the day. The ensuite also reveals convenient dual vanities, oversize shower with body jets and heated floors for your comfort. The custom window treatments are electronically controlled in this room and others. Two generously sized bedrooms (one with vaulted ceiling) closet built-ins, sunny laundry room and family bath complete this level that displays a great view of your impressive foyer. The Finished lower level offers Infloor heat, 9â€™™ ceilings, vin room, home gym to keep you fit, media area with wet bar and JennAir wine fridge for cozy movie nights. Two more generous bedrooms with closet built-ins, 4 pc bath, and storage room completes this floor. The 8â€™™ ft solid core doors and mechanics of the home keep the bar high with Navien Combi Boiler Hot water on demand (2022), back up water tank, two Air Conditioners and electronic remote window coverings. Outdoors, your professionally landscaped yard leads to the TRIPLE garage with foundation. A double gate with alley access offers additional parking for your summer toys. The electrical connection to the home has been upgraded to Underground to allow full enjoyment of your inviting, Zen-like garden, complete with expansive stamped concrete patio, Gem lights and pergola to enjoy those lovely summer nights, fire table area and putting green. Located minutes to University, SAIT, 2 hospitals, pool, Confederation Park, downtown and more, this home is beautifully maintained and move-in ready. Call to view today â€” Video tour available.

Built in 2012

Essential Information

MLS® #	A2107954
Price	\$1,599,000
Sold Price	\$1,575,000

Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,726
Acres	0.14
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	522 28 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2K8

Amenities

Parking Spaces	4
Parking	Insulated, On Street, Triple Garage Detached

Interior

Interior Features	Bar, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Tankless Water Heater, Washer, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air, Hot Water, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Insert, Living Room, Mantle
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Back Lane, Landscaped, Rectangular Lot
Roof Asphalt Shingle
Construction Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed February 15th, 2024
Date Sold March 1st, 2024
Days on Market 15
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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