

\$874,900 - 459 28 Avenue Nw, Calgary

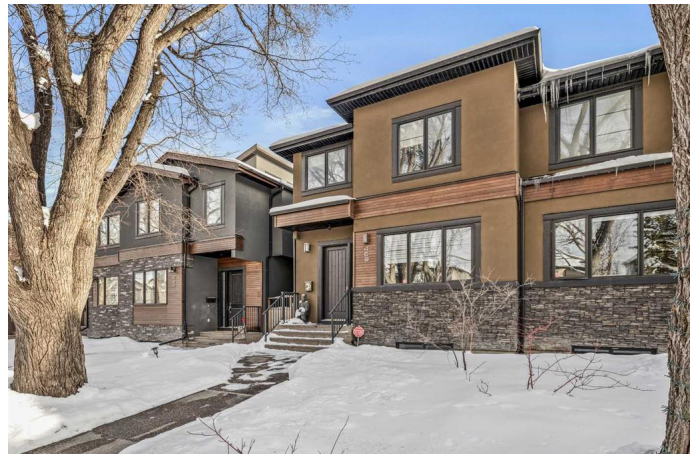
MLS® #A2118607

\$874,900

3 Bedroom, 4.00 Bathroom, 1,967 sqft
Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

****BEST VALUE IN THE AREA**** Impressive MT PLEASANT Infill "MOVE IN CONDITION" Very well maintained. Over 2925+ sq ft of developed living space (including a professionally finished basement). This home is an excellent example of exceptional custom design & bespoke with many luxuriously appointed details. Built on a quiet street, it is bright & open with main floor 10 ft ceilings & gleaming engineered hardwood floors. The Dream Kitchen features a dramatic central island with a sizeable undermount granite sink, a flush eating bar, entire slab granite top, and pendant lighting. LOTS of counter space (all granite), ceiling high estate style dark stained wood doors, cabinets & upgraded Jennair stainless appliances. The impressive dining area is connected directly to the kitchen and offers extraordinary entertaining potential. The family room is on the opposite side and features south-facing windows, a gas fireplace with a whole stone wall, a TV niche, and wood built-ins. An open staircase with wood/glass railing leads to the upper dual primary bedroom suites. The stately primary bedroom suite with south-facing windows offers the ultimate comfort and visual appeal with a two-sided gas fireplace, soaring high tray ceilings, and a huge custom walk-in closet. The ensuite bath offers dual sinks, skylight, a separate tiled shower with a seat/footrest and glass doors, and a gorgeous soaker tub with a gas fireplace to complete this stunning en-suite. The second primary bedroom suite



459 28 AVENUE NW

REGA MEASUREMENT STANDARD - CALGARY, AB

MAIN LEVEL (AG) - 946.06 Sq. Ft. / 87.89 m²

UPPER LEVEL (AG) - 1021.34 Sq. Ft. / 94.88 m²

TOTAL ABOVE GRADE RMS SIZE - 1967.40 Sq. Ft. / 182.77 m²

BASEMENT DEVELOPED AREA (BG)

- 827.68 Sq. Ft. / 76.89 m²

BASEMENT UNDEVELOPED AREA (BG)

- 131.75 Sq. Ft. / 12.24 m²

TOTAL AG/BG AREA

- 2926.83 Sq. Ft. / 271.90 m²



faces north and offers a full ensuite bath and private closet space. The lower level is completed with high ceilings, in-floor heating, a custom wet bar, a large family room with built-in storage, an electric fireplace and shelving, a large bedroom, and a full bath. **BONUS:** You'll also enjoy the entertainment potential that a ZEN Oasis can offer! This south-facing backyard offers several resort lifestyle living zones. Many outdoor elements include a BBQ area and a 25' x 16' conversation patio with a gazebo cover. Your guests will have a wonderful evening of conversations and late drinks by the fire! With manicured landscaping with ambient lighting and mature trees/shrubs, "this home is ready to move into and enjoy this upcoming summer season. Other notable upgrades: upper laundry room with sink and storage area, central A/C, built-in speaker system on all levels, water softener system. Call your friendly REALTOR(R) to book your viewing right away!

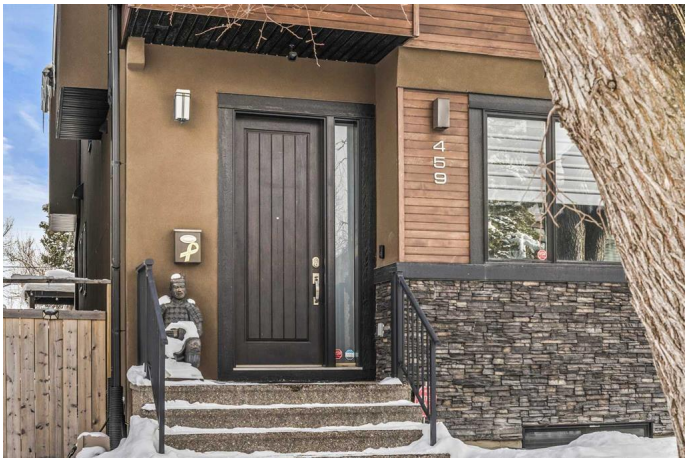
Built in 2013

Essential Information

MLS® #	A2118607
Price	\$874,900
Sold Price	\$874,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,967
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	459 28 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2K7



Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Side By Side

Interior

Interior Features	Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Skylight(s), Storage, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Basement, Bedroom, Double Sided, Electric, Family Room, Gas, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Covered Courtyard, Private Yard, Rain Gutters
Lot Description	Back Lane, Fruit Trees/Shrub(s), Front Yard, Low Maintenance Landscape, Landscaped, Level, Street Lighting, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
-------------	------------------

Date Sold	April 9th, 2024
Days on Market	12
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Jayman Realty Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.