

\$900,000 - 437 28 Avenue Nw, Calgary

MLS® #A2155075

\$900,000

4 Bedroom, 3.00 Bathroom, 1,828 sqft

Residential on 0.14 Acres

Mount Pleasant, Calgary, Alberta

Discover this beautiful family home nestled on a generous 50 x 120 foot lot along a picturesque, tree-lined street in coveted Mount Pleasant. This inviting residence showcases timeless charm and modern updates, making it a perfect place for your family to call home. The heart of the home is the generous kitchen which features a sleek concrete island and countertops, thoughtfully designed cabinet space, and stainless steel appliances including a gas stove. The adjoining living room boasts a cozy gas fireplace and a vaulted ceiling with skylights that open up to the second floor. The dining room offers serene views of the front covered porch, which wraps around to a massive back deck overlooking the expansive backyard—ideal for outdoor gatherings and relaxation.

The main floor also includes a convenient half bath and a well-appointed laundry room. Upstairs, you'll find three spacious bedrooms, including a primary suite with a large walk in closet and a four-piece ensuite. The remaining bedrooms share a beautifully renovated main family bath. The developed basement offers versatile space, including a family area perfect for family time, an office space for work or study, and a large bedroom. Two new egress windows provide ample natural light and added safety, while the basement also features abundant storage options. Outside, enjoy the large backyard with a double detached garage. Recent upgrades include a newer furnace, hot water tank, and shingles,



providing peace of mind and comfort. Located within walking distance to schools, Confederation Park, downtown, city transit, and shopping, this home offers unparalleled convenience and charm. Don't miss the chance to own one of the last remaining character homes on this wonderful street. Make this exceptional property yours today!

Built in 1949

Essential Information

MLS® #	A2155075
Price	\$900,000
Sold Price	\$935,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,828
Acres	0.14
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	437 28 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2K7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, Skylight(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2024
Date Sold	August 16th, 2024
Days on Market	7
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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