

\$939,900 - 611 28 Avenue Nw, Calgary

MLS® #A2170311

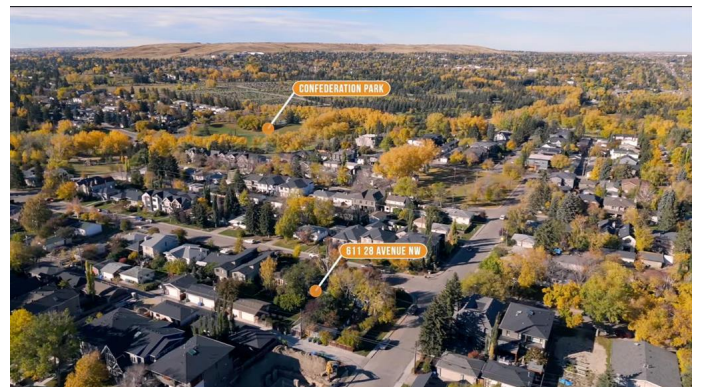
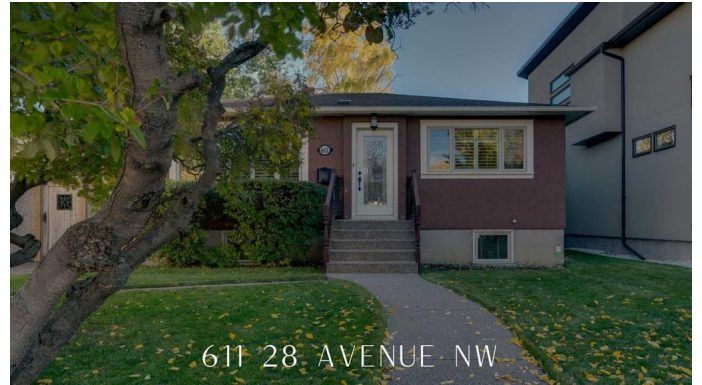
\$939,900

3 Bedroom, 2.00 Bathroom, 965 sqft

Residential on 0.14 Acres

Mount Pleasant, Calgary, Alberta

50x120ft LOT | SOUTH YARD | HIGH-END RENOVATIONS | TRIPLE GARGE WITH DEDICATED HOME OFFICE | Are you tired of looking at low-quality flip homes? This is the one for you. Welcome to 611 28 Ave NW, this thoughtfully renovated bungalow located in the heart of the inner-city neighbourhood of Mount Pleasant. The main level begins with a welcoming foyer that transitions into the living room and radiates warmth with a gas fireplace with a custom wood mantel, creating a cozy atmosphere for relaxing or entertaining. Natural light pours in through large windows, highlighting the hardwood floors, elegant ceiling design, and arched doorways that add a touch of classic flair. The renovated kitchen is a chef's delight with granite counters, a mosaic tile backsplash, high-end stainless steel appliances, with a gas Viking range, a Miele fridge and dishwasher, and a large island with seating and additional storage. The open layout seamlessly connects the kitchen to the dining area, perfect for casual meals and larger gatherings. The dining area is framed by large custom glass French doors that lead directly to the outdoor deck, allowing for easy indoor-outdoor living and entertaining. The primary bedroom features large windows with custom shutters, a ceiling fan, and ample closet space. An additional bedroom, which could double as a home office or guest room, is equally inviting with its own large window overlooking the yard. The spa-like bathroom



offers a charming vintage feel with a freestanding clawfoot tub, subway tile detailing, and a stunning mirror that complements the space. The fully finished basement provides a wealth of additional living space and functionality. The family room, with recessed lighting and a cozy atmosphere, is perfect for movie nights or hosting guests. This level also includes a beautifully appointed bedroom with large windows, providing plenty of natural light. A spacious and modern full bathroom offers a glass-enclosed shower and an elegant vanity with a marble countertop, adding a touch of luxury to the lower level. A sizeable laundry room with ample storage completes the basement. The south yard is a dream, complete with massive deck space for summer BBQs and entertaining, while not sacrificing the large trees on the property. The triple garage offers a unique feature that is not often found. Complete with a double garage, you will also find a separate, heated workspace that could double as a home office or home business, such as a massage space, hair studio, or large home gym; the possibilities are endless, or convert back to a triple if needed. This home balances modern upgrades with timeless details, making it perfect for those looking for an established community. Located 5 minutes to downtown, walking distance to Confederation Park, and just steps to parks, pathways, schools and shopping, Mt Pleasant arts centre, community centre and swimming pool. Don't miss out on this one; please book your private showing today.

Built in 1950

Essential Information

MLS® #	A2170311
Price	\$939,900
Sold Price	\$902,611

Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	965
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	611 28 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2L2

Amenities

Parking Spaces	5
Parking	Additional Parking, Alley Access, Asphalt, Converted Garage, Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized, Parking Pad, See Remarks, Triple Garage Detached, Workshop in Garage

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, French Door, Granite Counters, Natural Woodwork, Recessed Lighting, Soaking Tub, Vinyl Windows
Appliances	Dishwasher, Gas Range, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Street Lighting, Paved, Subdivided
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 10th, 2024
Date Sold	October 17th, 2024
Days on Market	7
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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