



## 506 28 Ave NW Avenue Calgary Alberta

\$1,148,000

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! (id:6769)

Bedroom 9.83 Ft x 12.83 Ft  
 4pc Bathroom 9.83 Ft x 5.50 Ft  
 Kitchen 10.75 Ft x 8.25 Ft  
 Living room 12.17 Ft x 14.92 Ft  
 Bedroom 10.42 Ft x 12.58 Ft  
 Storage 10.75 Ft x 5.75 Ft  
 Living room 14.67 Ft x 11.92 Ft  
 Pantry 6.08 Ft x 5.50 Ft  
 Kitchen 19.83 Ft x 8.75 Ft  
 Dining room 11.75 Ft x 12.83 Ft

2pc Bathroom 4.92 Ft x 5.83 Ft  
 Bedroom 12.33 Ft x 9.92 Ft  
 Bedroom 12.33 Ft x 11.42 Ft  
 Laundry room 5.08 Ft x 6.17 Ft  
 4pc Bathroom 7.58 Ft x 5.92 Ft  
 Office 8.42 Ft x 8.58 Ft  
 Other 6.00 Ft x 8.50 Ft  
 Primary Bedroom 12.50 Ft x 13.08 Ft  
 5pc Bathroom 16.83 Ft x 8.42 Ft

Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
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