



## 514 28 Avenue Calgary Alberta

\$949,900

Here in the ever-popular inner city community of Mount Pleasant is this extensively upgraded semi-detached home located on this quiet tree-lined street within walking distance to Horsy & Confederation Parks, bus stops & neighbourhood schools. This sleek & stylish modern home enjoys wide-plank engineered hardwood floors & central air, total of 4 bedrooms & 3.5 bathrooms, fully-loaded kitchen with Electrolux stainless steel appliances & fenced backyard with large deck & detached 2 car garage. Truly incredible design of the main floor with its soaring 10ft ceilings & expanse of windows, South-facing living room with 2-sided fireplace...shared with the open concept formal dining room with stunning chandelier & showpiece custom kitchen with 2-toned cabinetry, centre island with wine fridge & top-of-the-line appliances including built-in convection oven & gas cooktop. There's also a great-sized walk-in pantry in the mudroom which has a built-in bench & access to the backyard deck. Upstairs there are 3 fantastic bedrooms & 2 full baths; the private owners' retreat has a tray ceiling & large walk-in closet, views of the backyard & jetted tub ensuite with glass walk-in shower, skylight & granite-topped double vanities. A walk-in linen closet & laundry room with built-in cabinets, sink & Electrolux washer/dryer complete the 2nd floor. A 4th bedroom with walk-in closet & alcove with built-in desk is in the finished lower level, along with another full bath & rec room with wet bar. Additional extras include granite counters in the bathrooms, custom closet organizers, upgraded window coverings & lighting, natural gas line for your BBQ on the deck & staircases with 10mm glass panels & stainless steel railings. A truly exceptional home loaded with all the bells & whistles, in this prime location only a few short minutes to SAIT & North Hill shopping, University of Calgary, LRT & ...

4pc Bathroom .00 Ft x .00 Ft

Recreational, Games room 22.92 Ft x 19.17 Ft

Bedroom 19.08 Ft x 13.00 Ft

2pc Bathroom .00 Ft x .00 Ft

Living room 16.17 Ft x 16.08 Ft

Dining room 16.08 Ft x 11.25 Ft

5pc Bathroom .00 Ft x .00 Ft

6pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 13.08 Ft x 13.08 Ft

Bedroom 12.00 Ft x 10.67 Ft

Bedroom 14.00 Ft x 11.75 Ft

Laundry room 8.25 Ft x 5.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Kitchen 17.17 Ft x 14.00 Ft