411 28 Avenue Calgary Alberta

$1,249,000

Situated on one of the area's most charming, family-friendly streets, beautifully lined with mature oak trees, this location delivers the perfect blend of inner-city convenience and neighborhood warmth. Exceptional pre-sale opportunity in the highly sought-after community of Mount Pleasant! Offering over 2,800 sq ft of thoughtfully designed living space, this home features a fully legal basement suite with separate entrance and private laundry -- perfect for rental income, mortgage assistance, or multi-generational living. The bright main floor features 11-ft ceilings, wide plank hardwood floors, and a designer kitchen with a dramatic 14-ft waterfall island, quartz countertops, white oak shaker cabinetry, plaster hood fan, premium appliances, and modern gold/black accents. The spacious living room showcases a custom brick gas fireplace and built-ins, while the mudroom offers functional storage.Upstairs offers 9-ft ceilings and a stunning primary retreat with HUGE vaulted ceilings, and a spa-inspired 5-piece ensuite with in-floor heat and steam shower rough-in. Two additional bedrooms with walk-in closets and a full laundry room complete the level.The legal basement suite includes a full kitchen, living area, 2 bedrooms, bath, and separate laundry. Additional features include dual furnaces with HRVs, A/C rough-in, ceiling speakers, security rough-in, and custom closets.Located steps to Confederation Park and minutes to SAIT, UofC, hospitals, LRT, and downtown.Call today for details! (id:6769)

5pc Bathroom Measurements not available	**2pc Bathroom** Measurements not available
4pc Bathroom Measurements not available	**4pc Bathroom** Measurements not available
Primary Bedroom 17.00 Ft x 13.00 Ft	**Bedroom** 17.00 Ft x 10.00 Ft
Bedroom 16.50 Ft x 8.42 Ft	**Bedroom** 11.00 Ft x 8.00 Ft
Bedroom 12.00 Ft x 8.25 Ft	

Listing Presented By:

Originally Listed by:
Real Broker

RE/MAX Realty Professionals

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