



# 631 28 Avenue Calgary Alberta

\$1,299,999

Welcome to this brand-new, two-story home situated on a desirable south-facing backyard lot in the heart of Mount Pleasant, just steps from Confederation Park. Enjoy one of the community's most sought-after locations with immediate access to walking paths, green space, playgrounds, and year-round recreational amenities. This thoughtfully designed home features a custom kitchen complete with a beadboard-paneled hood canopy, oversized quartz island, and designer light fixtures, creating a perfect space for everyday living and entertaining. The inviting living area is highlighted by a limestone fireplace mantle, adding warmth and character to the home. Upstairs, the primary ensuite offers a beautifully finished tub area and oversized shower, while laundry equipment is conveniently included. The fully finished basement provides additional living space and offers flexibility, with the option to convert into a suite if desired. A secondary suite would be subject to approval and permitting by the city/municipality. The professionally landscaped exterior complements the sunny south-facing backyard, ideal for outdoor enjoyment. Located close to schools, shopping, transit, and major roadways, this home combines modern finishes with an exceptional location in one of Mount Pleasant's most vibrant and family-friendly neighborhoods. (id:6769)

- 2pc Bathroom 5.08 Ft x 5.00 Ft
- Dining room 101.25 Ft x 15.50 Ft
- Kitchen 13.25 Ft x 20.83 Ft
- Living room 15.92 Ft x 15.92 Ft
- 4pc Bathroom 8.00 Ft x 4.92 Ft
- 5pc Bathroom 9.33 Ft x 12.58 Ft
- Bedroom 9.67 Ft x 13.25 Ft
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- Laundry room 7.50 Ft x 6.33 Ft
- Primary Bedroom 15.92 Ft x 20.33 Ft
- Other 6.08 Ft x 8.00 Ft
- 4pc Bathroom 4.92 Ft x 8.83 Ft
- Other 3.67 Ft x 9.67 Ft
- Bedroom 8.42 Ft x 12.83 Ft
- Recreational, Games room 14.50 Ft x 26.00 Ft
- Furnace 5.83 Ft x 10.92 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca