316 28 Avenue NE

Calgary | Active | MLS® A2351576

$1,050,000









Bedrooms	Bathrooms	Year Built	Living area
3	4	2020	2,160.34 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

Detached, Like new, 2 storey with a wide footprint on a wider 3,298 sq. ft. Beautiful home that delivers over 3000 sq.ft. of modern design with a great sense of style. Open-concept floor plan, floor-to-ceiling windows, natural light flowing from front to back creates an inviting & airy atmosphere. Exceptional vibe and attention to detail throughout. Impressive main floor with 10-foot ceilings, wide-plank hardwood flooring, and beautiful windows. Clever floating built-in cabinetry anchors the living room, while a striking 15-foot wall of custom cabinetry and pantry storage combines smart functionality with seamless design. The kitchen is equally lovely, featuring a gas range, generous quartz island, and an integrated step-down seating area perfect for casual dining and entertaining. A thoughtfully designed mudroom keeps busy days organized, with a spacious dedicated closet and a bench with coat hooks for effortless grab-and-go convenience. Well-designed upper floor offers 9ft ceilings, a spacious primary retreat with a walk-in closet and luxurious ensuite featuring a freestanding tub, walk-in shower, heated floors, double vanity, and separate water closet. Two additional generous bedrooms, a five-piece bathroom, and a bright flex/bonus room provide versatile space for working, relaxing, or play. Not to be overlooked, the professionally developed basement with 9ft ceilings is your invitation to unplug, unwind, and have some fun. Curate your own entertainment zone with space for a pool table, air hockey, music, or whatever suits your preference. Color drenched, textured plaster walls and tambour-door cabinetry elevate the design, adding warmth and a cozy atmosphere. For health and wellness, there is a dedicated gym/fitness room with its own water fountain, complemented by a luxurious three-piece bathroom for a refreshing finish to your workout. The added benefit of this home is the separate side entrance and the basement is roughed in for a secondary suite which was approved by the City of Calgary at the time of construction DP 2020-4030. Legal secondary suite would be subject to approved building permit application with the City of Calgary. Outdoor living is every bit as appealing. Relax in the six-foot sauna, gather around the fire pit, or fire up the BBQ on the deck, complete with a convenient gas line. The fully fenced yard offers privacy and space to enjoy the outdoors. Rounding out the package, the insulated and drywalled garage is equipped with 220V power for added functionality. Other notable attributes include central AC, water softener, water on demand, wired for sound and security cameras, roughed in Vacu-flo, Progressive Home Warranty valid for 4 more years and a 27.5 x 120 ft lot! Contemporary style, thoughtful functionality, and exceptional lifestyle appeal all in one standout home! Don’t forget, reimagined Tuxedo Park Corner Playground is just a stone’s throw away - sporting a new playground, large park area with strolling & sitting spots!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351576
Bedrooms	3
Bathrooms	4
Year Built	2020
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,160.34 sq. ft.
Main Level Finished Area:	1,015.44 sq. ft.
Upper Level Finished Area:	1,144.9 sq. ft.
Below Grade Finished Area:	914.7 sq. ft.
Acreage:	No
Lot Area:	3,282 sq. ft.
Lot Frontage:	27'6"
Front Exposure:	South
Unit Exposure:	South
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2020 (Age: 6)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2011112

Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated, See Remarks
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Northeast
Community:	Tuxedo Park
Appliances:	Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator
Inclusions:	Six foot Bramari Sauna with porch
Restrictions:	None Known
Main Floor	Living Room · 16'9" × 13' ·

Main Floor	Dining Room · 15'3" × 12'3" ·
Main Floor	Kitchen · 19'11" × 14'1" ·
Main Floor	Foyer · 8'5" × 6'6" ·
Main Floor	Mud Room · 10'10" × 5'1" ·
Upper Level	Bedroom - Primary · 21'4" × 14'3" ·
Upper Level	Bedroom · 10'11" × 10'6" ·
Upper Level	Bedroom · 10'10" × 10'6" ·
Upper Level	Bonus Room · 19'11" × 12'7" ·
Upper Level	Walk-In Closet · 14'2" × 4'11" ·
Basement	Game Room · 29'3" × 17'2" ·
Basement	Exercise Room · 20'10" × 10'1" ·
Basement	Storage · 6'9" × 4'6" ·
Basement	Storage · 5'11" × 3'2" ·
Basement	Furnace/Utility Room · 11'9" × 6'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Sauna, Separate Entrance, Sump Pump(s), Walk-In Closet(s)
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Deck, See Remarks
Lot Features:	Back Lane, Back Yard, Rectangular Lot, See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2

Listed Date:	Oct 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/316-28-avenue-ne-calgary-a2351576/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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