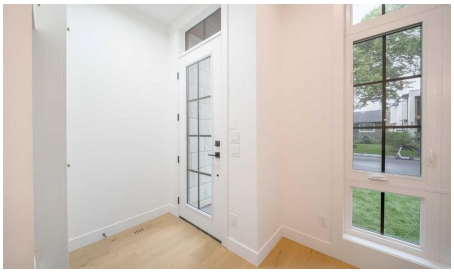
411 28 Avenue NW

Calgary | Active | MLS® A2356745

$1,199,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2026**	**1,981 sq. ft.**

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Listed by Real Broker

A closer look

Welcome to 411 28 Avenue NW, a brand-new luxury detached home located on one of Mount Pleasant's most picturesque streets, where a stunning canopy of mature oak trees creates an unforgettable first impression. Thoughtfully designed with exceptional craftsmanship and timeless finishes, this move-in ready home offers 3 bedrooms and 2.5 bathrooms in the main residence, plus a fully self-contained legal basement suite, providing outstanding flexibility for rental income, extended family, or multi-generational living. A double detached garage completes the property.

The bright, open-concept main floor showcases 10-foot ceilings, wide-plank engineered hardwood flooring, oversized windows, custom millwork, and designer finishes throughout. The chef-inspired kitchen features premium built-in appliances, ceiling-height cabinetry, quartz countertops and backsplash, and a striking fluted island. The spacious dining area flows effortlessly into the inviting living room, highlighted by a sleek gas fireplace and oversized patio doors leading to the expansive rear deck and sunny south-facing backyard-perfect for extending your living and entertaining space throughout the summer months.

Upstairs, the luxurious primary retreat boasts vaulted ceilings and a spa-inspired ensuite complete with heated tile floors, a freestanding soaker tub, dual vanities, a steam-ready shower, and a spacious walk-in closet. Two additional bedrooms, each with walk-in closets, a beautifully finished full bathroom, and a convenient upper-level laundry room complete this level.

The fully developed legal basement suite offers a private, self-contained living space with its own kitchen, living area, bedroom(s), bathroom, and separate entrance-an excellent opportunity for generating rental income while maintaining the privacy and luxury of the main residence. Whether used as a mortgage helper, an investment opportunity, or accommodations for extended family, the legal suite adds tremendous versatility and long-term value to the home.

Ideally located just 3 blocks from Confederation Park and minutes from schools, SAIT, the University of Calgary, Foothills Medical Centre, downtown, and countless parks, cafés, restaurants, and amenities, this exceptional property offers a rare combination of luxury living and income potential in one of Calgary's most desirable inner-city communities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356745
Bedrooms	5
Bathrooms	4

Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,981 sq. ft.
Main Level Finished Area:	930.59 sq. ft.
Below Grade Finished Area:	806.32 sq. ft.
Acreage:	No
Lot Area:	3,000 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2026 (Age: 0)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	2617AG

Heating:	Forced Air
Basement:	Full, Finished, Other, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Cement Fiber Board, See Remarks, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	See Remarks, Upper Level
City Quadrant:	Northwest
Community:	Mount Pleasant (Calgary)
Appliances:	Dishwasher, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Wine Refrigerator
Inclusions:	N/A
Restrictions:	Airspace Restriction
Main Floor	Kitchen · 21'5" × 13'4" ·
Main Floor	Dining Room · 14'3" × 10'7" ·

Main Floor	Living Room · 16'5" × 15'11" ·
2nd Floor	Bedroom · 16'7" × 9'6" ·
2nd Floor	Bedroom · 12'4" × 9'8" ·
2nd Floor	Bedroom - Primary · 15'11" × 13'1" ·
2nd Floor	Laundry · 7'8" × 6'1" ·
2nd Floor	Walk-In Closet · 8'11" × 5'9" ·
Basement	Bedroom · 11'1" × 8' ·
Basement	Bedroom · 14'7" × 10' ·
Basement	Kitchen · 10'11" × 8'11" ·
Basement	Game Room · 11'1" × 10'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks
Exterior Features:	BBQ gas line, Other, Private Yard
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Nov 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/411-28-avenue-nw-calgary-a2356745/

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