517 28 Avenue NW

Calgary | Active | MLS® A2332008

$1,950,000









Bedrooms	Bathrooms	Year Built	Living area
6	5	2025	3,132.89 sq. ft.

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Listed by Charles

A closer look

| SEE VIDEO LINK FOR FULL HOUSE TOUR | Some infills are built to a formula. This one was built to an idea. Steps from Confederation Park in Mount Pleasant, this home offers over 4,500 square feet across three finished levels, with four bedrooms upstairs, a south-facing backyard, and an oversized three-car garage. Designed by Mercedes + Singh, the Calgary design and fabrication studio behind architectural and public art projects across the city, the house is defined by a custom aluminum facade inspired by the Chinook winds, with programmable LED lighting that transforms its character after dark. The floor plan is the quiet achievement here. Rather than one large open-concept space, rooms are defined but connected, creating distinct places for family life. A light well cuts through the full height of the house, pulling daylight into its centre, while the rear living room opens through large glass sliders to the patio and south-facing yard. The kitchen centres around a Verde Alpi marble island, German brass cabinetry and a brass-clad hood, materials selected to develop a rich patina with age. JennAir appliances and a discreet butler’s pantry complete the kitchen, while locally fabricated fixtures above the island and dining table borrow their geometry from the facade itself. A private office sits just off the foyer. Four bedrooms on the upper level make this a particularly good family house. The primary opens onto a private south-facing deck, with a walk-in closet and ensuite with freestanding tub, oversized glass rain shower, dual vanities and heated floors. A second bedroom has its own ensuite, while two additional bedrooms complete the level. Hand-blown Bocci fixtures carry the material and design language upstairs. What you can’t see in the photos is how thoroughly the house was built for the long view. The lower level includes a fully legal secondary suite with its own entrance and in-floor radiant heat, offering options for multi-generational living, a nanny suite or rental income. It also includes generous family and media space, a full bathroom, and flexible rooms that can be used as a gym, studio, office or guest accommodation. An engineered and approved shaft provides for a future elevator connecting all three levels. Heat-pump heating and cooling, HRV air exchange, hot-water recirculation and water filtration work quietly behind the scenes.
Out back, an oversized insulated three-car garage is another rarity for an inner-city home, complete with a 50-amp EV charger. Confederation Park is at the end of the block, with SAIT, the University of Calgary, schools, restaurants, shopping and transit minutes away. A house conceived at this level, from its facade and floor plan down to its fixtures and mechanical systems, is a rare offering in Calgary.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2332008
Bedrooms	6
Bathrooms	5
Year Built	2025
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:	3,132.89 sq. ft.
Main Level Finished Area:	1,572.33 sq. ft.
Upper Level Finished Area:	1,560.56 sq. ft.
Below Grade Finished Area:	1,453.22 sq. ft.
Acreage:	No
Lot Area:	5,069 sq. ft.
Lot Frontage:	42'
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	9
Year built:	2025 (Age: 1)
Bedrooms:	6 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	2
Plan:	3955R
Heating:	Forced Air
Basement:	Full, Finished, None

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Metal Siding, Stucco, Wood Frame
Structure Type:	House
Roof:	Flat Torch Membrane
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	3
Parking:	In Garage Electric Vehicle Charging Station(s), Triple Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement, Laundry Room, Sink, Upper Level
City Quadrant:	Northwest
Community:	Mount Pleasant (Calgary)
Appliances:	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Gas Range, Microwave Hood Fan, Range Hood, Refrigerator, Washer
Inclusions:	None
Restrictions:	None Known
Main Floor	Kitchen · 20'5" × 14' ·
Main Floor	Dining Room · 16' × 11'5" ·
Main Floor	Pantry · 9'2" × 8'11" ·
Main Floor	Living Room · 21'2" × 15'6" ·

Main Floor	Foyer · 14'10" × 9'2" ·
Main Floor	Office · 10'9" × 8'5" ·
Main Floor	Mud Room · 8'5" × 7' ·
Upper Level	Laundry · 8'3" × 5'7" ·
Upper Level	Bedroom - Primary · 18' × 10'3" ·
Upper Level	Bedroom · 11' × 9'11" ·
Upper Level	Bedroom · 10'10" × 9'11" ·
Upper Level	Bedroom · 16'2" × 11'5" ·
Basement	Kitchen · 14'3" × 5'9" ·
Basement	Dining Room · 13'4" × 9' ·
Basement	Living Room · 13'4" × 12'7" ·
Basement	Laundry · 5'10" × 5'1" ·
Basement	Furnace/Utility Room · 11'5" × 11'3" ·
Basement	Bedroom · 15'3" × 13'4" ·
Basement	Bedroom · 15'7" × 12'7" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Stone Counters, Walk-In Closet(s), Wired for Sound
Exterior Features:	Lighting, Private Entrance, Private Yard
Patio And Porch Features:	Balcony(s), Deck, Patio
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary

Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Jul 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/517-28-avenue-nw-calgary-a2332008/

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