631 28 Avenue NW

Calgary | Active | MLS® A2343933

$1,249,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2025**	**1,925 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

Welcome to this exceptional home in the heart of Mount Pleasant, perfectly positioned on a sunny south-facing lot overlooking a tree-canopied street and just steps from the expansive green space of Confederation Park. Combining elevated design, thoughtful functionality, and an enviable location, this beautifully appointed residence offers a refined take on modern family living. Interior selections have been thoughtfully curated by renowned Calgary designer Emma Whiting of Whiting Young Interior Design, resulting in a cohesive aesthetic that is both timeless and inviting. Rich white oak hardwood floors flow throughout the main level, where the front dining room enjoys a picturesque outlook onto the leafy streetscape. At the centre of the home is a truly impressive custom kitchen, designed as both a functional workspace and a natural gathering place. Crisp white cabinetry is complemented by quartz countertops and backsplash, while a custom hood frames the Frigidaire Gallery gas cooktop, flanked by striking black glass cabinetry. The expansive island features generous seating, a built-in beverage fridge, and dishwasher, while a built-in wall oven and microwave, pull-out pantry storage, and fully panelled Fisher & Paykel refrigerator provide exceptional functionality and storage. The kitchen flows seamlessly into the spacious living room where a gas fireplace with custom built-ins creates a warm and inviting focal point. Large sliding glass doors open directly to the rear deck and professionally landscaped south-facing backyard, extending the living space outdoors and providing a wonderful setting for summer entertaining. Upstairs, three bedrooms are complemented by a conveniently located laundry room with sink and a full bathroom. The spacious primary retreat is a true highlight, featuring vaulted ceilings, a private front balcony, and a custom walk-in closet. The luxurious ensuite offers a spa-like experience with a deep soaker tub and an impressive steam shower, creating a private sanctuary at the end of the day. The fully finished lower level adds even more versatility, with plush carpeting, a generous recreation room, wet bar, additional bedroom, and full bathroom. The basement is also roughed in for in-floor heating and offers the potential for future secondary-suite development, subject to City of Calgary approval. Outside, the professionally landscaped yard takes full advantage of its coveted south-facing exposure, while the rear deck and detached garage add both lifestyle appeal and everyday convenience. Set in one of Calgary's most sought-after communities, this home is moments from Confederation Park's extensive walking and recreational paths, playgrounds, and year-round amenities. With schools, shopping, transit, and major routes all close at hand, this is an outstanding opportunity to enjoy sophisticated living in an established neighbourhood.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2343933
Bedrooms	4
Bathrooms	4
Year Built	2025
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:	1,925 sq. ft.
Main Level Finished Area:	928 sq. ft.
Upper Level Finished Area:	996 sq. ft.
Below Grade Finished Area:	822 sq. ft.
Acreage:	No
Lot Area:	3,013 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2025 (Age: 1)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	3955R
Heating:	In Floor Roughed-In, Forced Air
Basement:	Full, Finished, None

Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Sink, Upper Level
City Quadrant:	Northwest
Community:	Mount Pleasant (Calgary)
Appliances:	Bar Fridge, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Gas Cooktop, Microwave, Washer
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Kitchen · 20'11" × 13'3" ·
Main Floor	Dining Room · 15'7" × 10'3" ·
Main Floor	Living Room · 15'11" × 15'9" ·
Upper Level	Laundry · 7'6" × 6'4" ·

Upper Level	Bedroom - Primary · 15'11" × 11'11" ·
Upper Level	Bedroom · 12'7" × 9'8" ·
Upper Level	Bedroom · 13'2" × 9'7" ·
Basement	Game Room · 16'1" × 14'7" ·
Basement	Bedroom · 12'10" × 8'5" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/631-28-avenue-nw-calgary-a2343933/

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

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.