

\$899,900 - 453 28 Avenue Nw, Calgary

MLS® #A2261489

\$899,900

4 Bedroom, 4.00 Bathroom, 1,816 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

OPEN HOUSE SUNDAY Oct. 5.2025

1:00-4:00 pm. Welcome to this exceptional home in the highly sought-after community of Mount Pleasant, offering more than 2,600 sq. ft. of beautifully finished living space crafted for both comfort and style.

Main Level --

Step inside to an inviting open-concept main floor with oversized windows that flood the home with natural light. The space features gleaming hardwood floors, a striking open-rise staircase, family room/office space and a sophisticated dining area. The spacious living room is anchored by a stone-faced fireplace with a built-in Rus sound system, creating a warm and elegant gathering space.

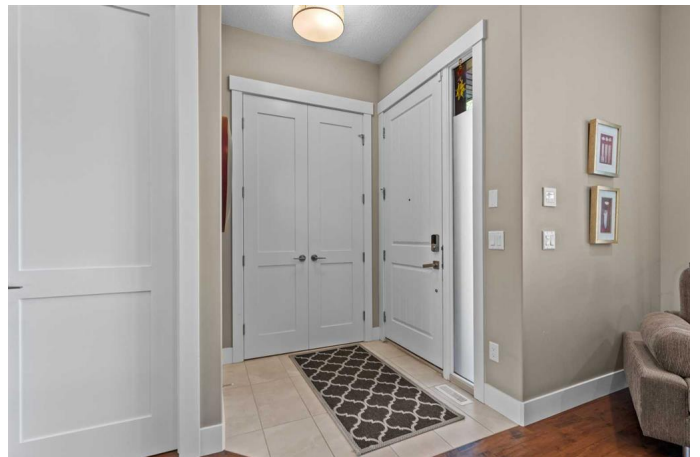
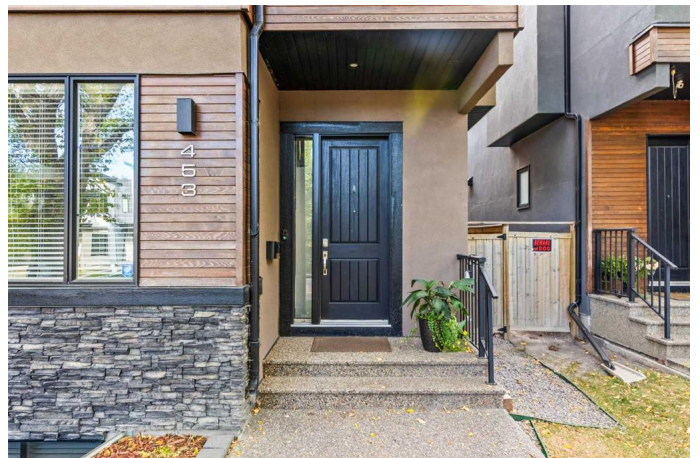
The gourmet kitchen is a chef's dream, equipped with a 6-burner gas stove, built-in convection wall oven, quartz countertops, abundant cabinetry, and a large central island—perfect for entertaining and everyday living.

Upper Level --

Retreat to the luxurious primary suite, complete with a tailored walk-in closet, built-in speakers, and a luxury 5-piece ensuite with skylight, featuring dual vanities, a jetted tub, a large steam shower, and in-floor heating. Two sizable additional bedrooms, a full bath, and a convenient upper-level laundry room with built-in storage complete this level.

Lower Level --

The fully developed basement extends your living space with in-floor heating, a large rec



room with a built-in, a wet bar with beverage fridge and built-in wine holder, plus a fourth spacious bedroom, full bath with large shower, and ample storage. The home is equipped with central air conditioning, a large water heater, and a new roof (2022) with upgraded attic vents.

Outdoor Oasis --

Step outside to your private backyard retreat, featuring a large composite deck, built-in hot tub, professional landscaping, and a 10' x 6' shed with skylight designed by Shed Solutions. The double detached garage is insulated, drywalled, painted, and finished with an epoxy floor and 8-ft door.

Prime Location --

This exceptional property is ideally located just minutes from Confederation Park, Mount Pleasant Art Centre, University of Calgary, Nose Hill Park, golf courses, the Winter Club, and an array of local shops and cafes.

Families will love being within walking distance of schools, parks, and playgrounds, with an easy commute to downtown.

This beautiful Mount Pleasant home has it all—modern design, thoughtful upgrades, and an unbeatable location. Don't miss your chance to make it yours!

Built in 2014

Essential Information

MLS® #	A2261489
Price	\$899,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,816
Acres	0.07
Year Built	2014

Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	453 28 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2K7

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated
# of Garages	2

Interior

Interior Features	Bookcases, Breakfast Bar, Central Vacuum, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Convection Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot, Treed
Roof	Asphalt Shingle

Construction	Brick, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	Greater Calgary Real Estate
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