

# \$1,299,999 - 631 28 Avenue Nw, Calgary

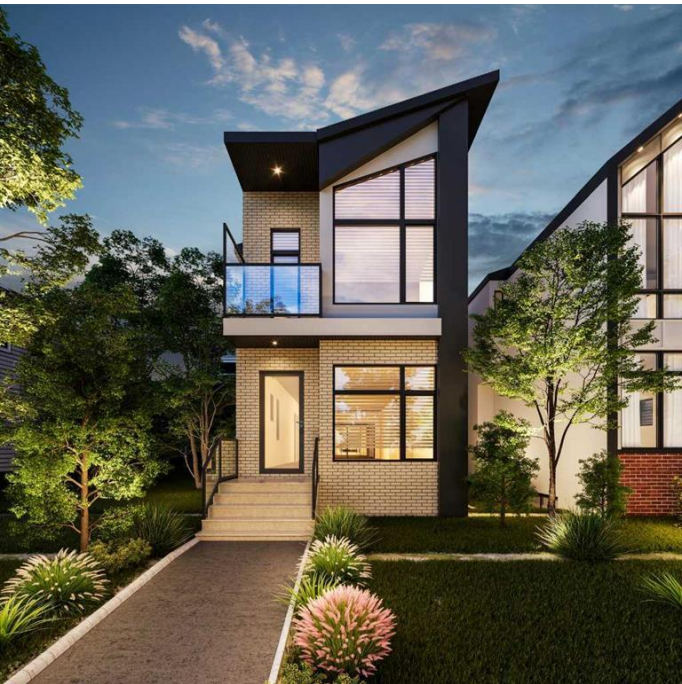
MLS® #A2222474

**\$1,299,999**

4 Bedroom, 4.00 Bathroom, 1,927 sqft  
Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Built on an incredible lot in Mount Pleasant, only steps to Confederation Park, this well appointed infill built by Boulevard Development Corporation will be ready for occupancy in Late September. The finished basement can be converted into a basement suite if so desired, but would be subject to approval and permitting by the city/municipality. This home is currently under construction, will exceed all expectations, and this is a great opportunity to get involved now to work with the builder and design team to customize your finishes!



Built in 2025

## Essential Information

MLS® #	A2222474
Price	\$1,299,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,927
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	631 28 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M2L2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Open Floorplan, Quartz Counters, Sump Pump(s), Soaking Tub
Appliances	Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Oven-Built-In, Gas Water Heater, Humidifier
Heating	Forced Air, Natural Gas, Fireplace(s), In Floor Roughed-In
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Tile
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting, Treed, Interior Lot, Level
Roof	Asphalt Shingle
Construction	Concrete, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 18th, 2025
Days on Market	93
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage Solutions
----------------	------------------------

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