

# \$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

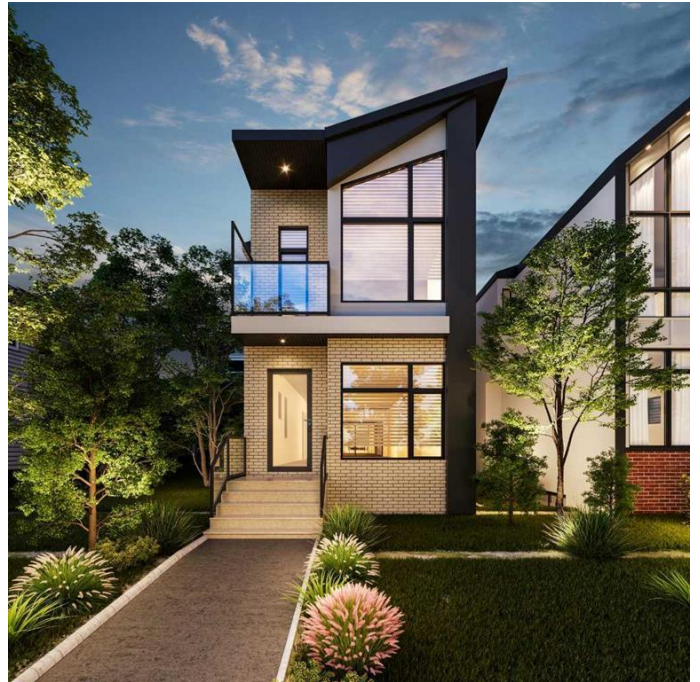
Built on an incredible lot in Mount Pleasant, only steps to Confederation Park, this well appointed infill built by Boulevard Development Corporation will be ready for occupancy in Late September. The finished basement can be converted into a basement suite if so desired, but would be subject to approval 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 | 95             |
| Zoning         | R-CG           |

### **Listing Details**

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

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