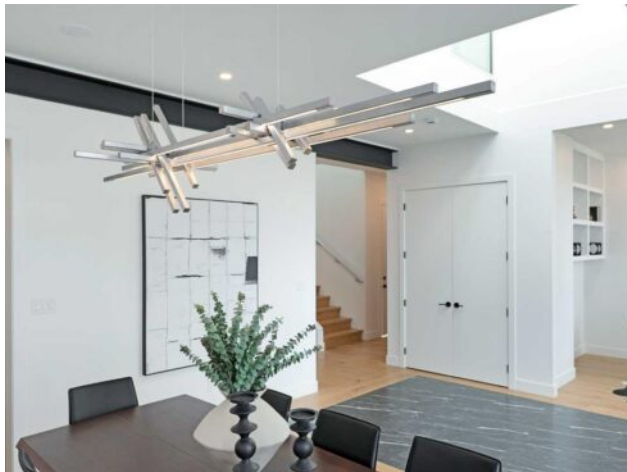


517 28 Avenue NW
Calgary, Alberta

MLS # A2289938



\$2,095,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,133 sq.ft.	Age:	2025 (1 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	In Garage Electric Vehicle Charging Station(s), Triple Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
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		
Inclusions:	None.		

Steps from Confederation Park, this striking architect-designed residence in Mount Pleasant offers over 4,500 sq ft of meticulously crafted living space, combining thoughtful design with exceptional inner-city livability. Conceived and executed by an award-winning design studio behind several notable architectural and public art projects, the home reflects a rare level of intention, craftsmanship, and material integrity seldom seen in infill construction. Its sculptural facade, engineered to subtly respond to Calgary's Chinook winds and enhanced with programmable architectural lighting, creates a dynamic street presence that shifts beautifully from day to night. A welcoming concrete patio and thoughtfully curated landscaping establish an inviting sense of arrival. Inside, the main level unfolds in a bright, open layout designed for both refined entertaining and comfortable everyday living. Wide-plank hardwood floors, soaring ceilings, and expansive windows create strong visual connections throughout the home. The front dining area offers an elegant setting for hosting, while the chef-inspired kitchen features an oversized Verde Alpi marble island, custom cabinetry with brass accents, JennAir appliances, and a discreet butler's pantry with direct access to the dining room. At the rear, the living room is anchored by a dramatic feature wall clad in imported large-format tile, complemented by integrated shelving with mood lighting and a smart fireplace. Large glass doors open to the expansive rear deck and sunny south-facing yard, creating seamless indoor-outdoor flow. A private office off the foyer provides a quiet and refined work-from-home setting. The upper level hosts four spacious bedrooms thoughtfully arranged for family living. The primary retreat feels like a private sanctuary, offering access to a serene balcony, generous walk-in closet, and a spa-inspired

ensuite with freestanding soaker tub, oversized glass shower, and dual vanities. A second bedroom enjoys its own ensuite, while the remaining bedrooms offer flexibility for children or guests. A well-appointed laundry room with built-in storage completes this level. The fully developed lower level extends the home's living and entertainment spaces with a large family/media area, full bath, and two flexible rooms ideal for a gym, studio, or guest accommodation. Comfort-focused and future-ready features include central A/C, speaker rough-ins, and a full elevator rough-in connecting all three levels. Outdoor living is equally impressive with a sunny south-facing backyard, expansive deck, custom fencing, and architectural lighting. A rare, insulated triple detached garage with EV charger adds exceptional convenience and storage. Perfectly positioned steps from Confederation Park, and close to SAIT, the U of C, schools, restaurants, shopping, and transit, this remarkable home offers a rare opportunity to own an architect-designed residence where design, craftsmanship, and everyday livability converge.